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MONTCLAIR
GENERAL PLAN

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CITY OF MONTCLAIR

GENERAL PLAN

October 12, 1983
(Amendments 1984-85)

CITY OF MONTCLAIR

CITY COUNCIL

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Leonard Paulitz, Mayor Pro-Tem
Walter Hackett
Dolly Lewman
Larry Rhinehart

PLANNING COMMISSION

Paul Eaton, Chairman
Frank Decoteau, Vice Chairman
Michael Aller
Louis Flores
Richard Williams
Ira Bizzle, Ex Officio Member

CITIZENS' ADVISORY COMMITTEE

Scott Flanders
Kathryn Flanders
Ray Lewman
Gordon Lowry
Ed McCracken
Clyde Perry
Bernard Smith
Don Vodvarka
Lynn Wendt

EXECUTIVE CITY STAFF

G. Michael Milhiser, City Administrator
Lee McDougal, Director of Administrative Services/Redevelopment
Marg Crawford, City Clerk
Robert Clark, Director of Community Development
Carl Sawtell, Director of Public Works
Angie Antonelli, Director of Human Services
Loren Pettis, Fire Chief
Greg Caldwell, Police Chief

CITY OF MONTCLAIR

GENERAL PLAN

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GENERAL PLAN PARTICIPANTS

CITY ADMINISTRATOR

G. Michael Milhiser

COMMUNITY DEVELOPMENT DIRECTOR

Robert W. Clark

PLANNING DIVISION

Rosalie D. Staudenmayer, City Planner
Jimmy S. Lai, Assistant Planner
Hal Fredericksen, Assistant Planner

HOUSING AND REDEVELOPMENT DEPARTMENT

Lee McDougal, Director
Tony Ciotti, Housing Specialist

CONSULTANTS

L. D. KING, INC.

Carl Freeman	Hardy Strozier
Lloyd Zola	Lee Pearl
Bill Mayer	Ross Geller

ALFRED GOBAR ASSOCIATES

Alfred Gobar	Ray Young

J. J. VAN HOUTEN & ASSOCIATES

John Van Houten	David Wieland

LEGAL REQUIREMENTS[1]

California state law requires each city and county to adopt a general plan that documents official policy concerning the future of the community. Every city and county also is required to establish a planning agency to develop and maintain the general plan at the direction of the Board of Supervisors or the City Council. To be legally adequate, a general plan must address each issue prescribed by state law as it applies to that community. Through the collection and analysis of data, policies and implementation programs are prepared that are internally consistent and long-term and apply to all territory within and adjacent to the jurisdiction while reflecting the needs of the regional population.

This general plan document complies with the 1980 State of California General Plan Guidelines and Government Code Section 65302 and includes policies and actions to direct the future development of Montclair. The Environmental Impact Report for the General Plan complies to the provisions contained in the California Environmental Quality Act.

This General Plan was prepared in 1982-83 and finally adopted by the City Council in October, 1983. Amendments to the Housing Element were made in October-November, 1984, in accordance with state requirements for updating.

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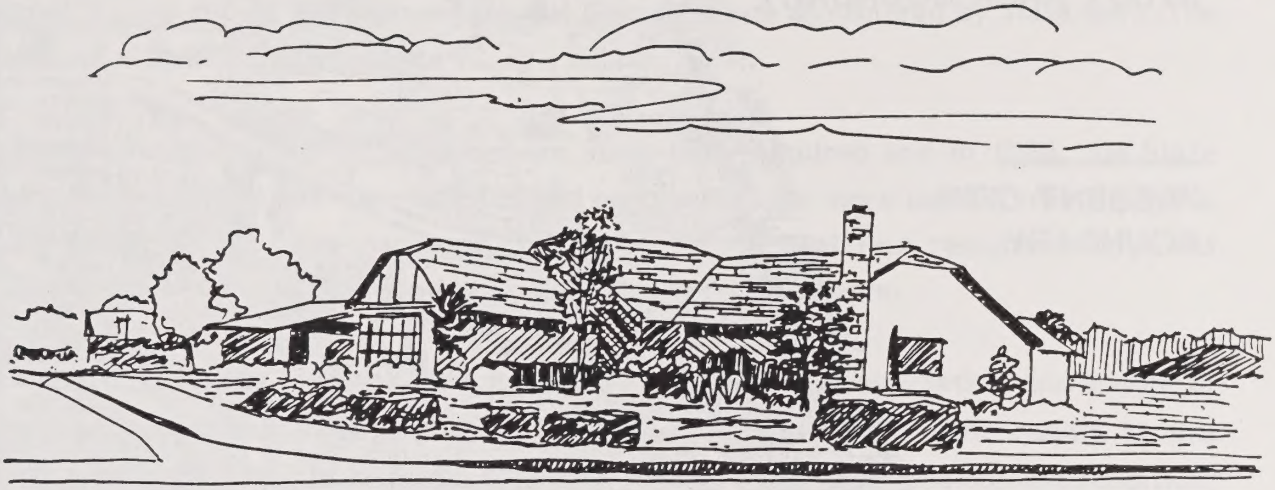
[1] Adopted from the 1980 General Plan Guidelines.

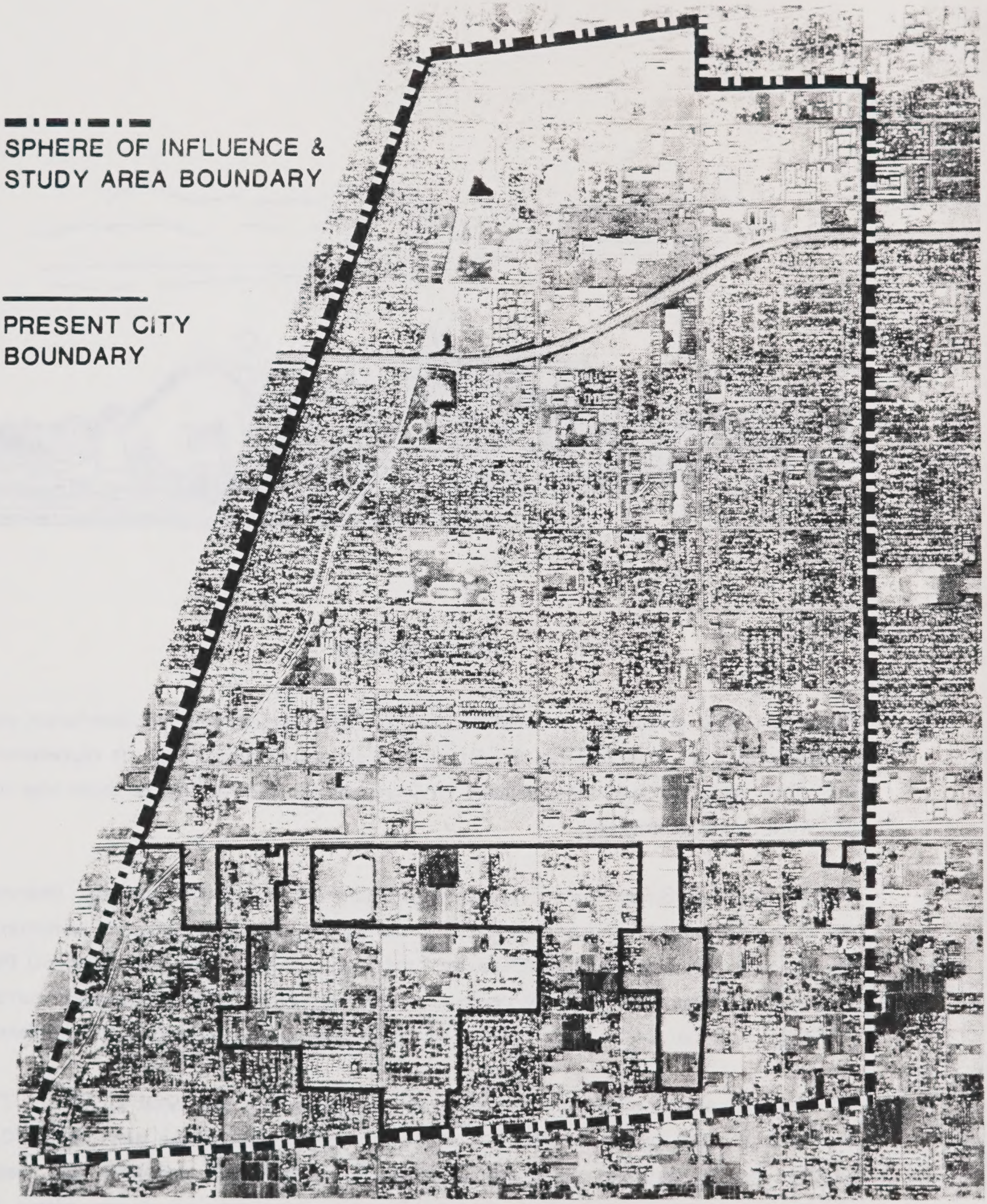


INTRODUCTION

Planning is the continuous process of guiding land development in accordance with established policy and towards predetermined goals and objectives. It represents a conscious effort to shape the physical environment for the welfare of those who live and work in the community.

The forces which direct the course of development are constantly changing. Improvements in technology, living and educational standards, as well as changes in community opinion and in economic influences, are constantly at work. Thus, the General Plan must also change after periodic review in order to reflect the community's current thinking. To be of value, the plan must be as dynamic as the community it represents.

The original Master Plan for the City of Montclair was prepared in 1957. This document proved to be an effective guide for the growth of the city. In 1970, a revision to the general plan was prepared to update and establish new goals, objectives, principles and standards regarding future growth and change within the



city of montclair
general plan

STUDY AREA BOUNDARY
MARCH, 1983

figure 1

planning area and to include new general plan elements as required by state law. The planning area is shown on Figure 1.

Additional General Plan Elements have since been required and in 1980, the State General Plan guidelines were updated and reorganized for more logical interpretation. As a result of the state-mandated changes to the General Plan requirements, it has become essential to update the Montclair General Plan Program.

Formulation of this General Plan Program began with a consolidation and update of the information contained in the 1970 Montclair General Plan. The results of this effort were presented in an Existing Setting Report which described current conditions within the study area. Based on the Existing Setting Report, a Problems and Opportunities Report was prepared to analyze the issues facing the city and to identify potential strategies for managing future growth and change. The next step in preparing the new General Plan was the formulation of official policy in the form of goals, objectives, implementation programs, and a land use map. Included under this cover is the policy document which will become the basis for reviewing the Community's future by the city's legislative bodies and support staff. Finally, the General Plan was analyzed as to its environmental impacts.

Traditionally, General Plans have consisted of broadly stated policies to guide development. Recent litigation and subsequent revisions to the General Plan guidelines by the state have required that the General Plan must establish a useful guide for local decision making.

The Legislature has identified in Government Code Section 65302 nine elements that it believes every city and county must include in its General Plan. These are as follows:

- The land use element designates the general distribution, location, and extent (including standards for population density and building intensity) of the uses of land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses.

- The circulation element identifies the general location and extent of existing and proposed major roads, highways, railroad and transit routes, terminals, and other local public utilities and public facilities.

- The housing element consists of standards and plans for the improvement of housing and the provisions of adequate sites for housing to meet the needs of all economic segments of the community.

- The conservation element provides for the conservation, development, and use of natural resources, including water, forests, soils, rivers, lakes, harbors, fisheries, wildlife, minerals, and other natural resources.

- The open space element details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.

- The seismic safety element identifies and appraises seismic and geologic hazards.

- The noise element examines noise sources yielding information to be used in setting land use policies for compatible uses and for developing and enforcing a local noise ordinance.

- The scenic highway element prescribes the development, establishment, and protection of scenic highway corridors.

- The safety element establishes standards and plans for the protection of the community from fires and geologic hazards.

Section 65302 of the Government Code identifies a number of optional elements that local jurisdictions may prepare. The City of Montclair addresses the following optional elements in the General Plan.

- Public Utilities: Intended to coordinate the location, size, and type of public services including water, electricity, telephone, sewers, and gas with the land uses designated in the General Plan.

- Economic Development: Designed to use the resources of the city to maintain and strengthen the production and service functions of the city's commercial structure through goals and policies which guide local economic change.

- Public Facilities: Intended to provide general locations for the siting of public facilities such as schools, parks, and fire stations. Also to coordinate, through the General Plan, the development and placement of these facilities.

- Community Design: Intended to coordinate the physical elements of the city into an attractive and functional relationship in order to establish a community which preserves, protects, and enhances the city's setting and identity.

There are no established scenic highway corridors nor are there any highways or streets that satisfy the criteria for becoming scenic highway corridors in the study area. Therefore, no separate scenic highway element is presented in this General Plan. Policy and programs normally found in this element are included in the optional Community Design Element of this General Plan and this approach satisfies state requirements.

GENERAL PLAN ORGANIZATION

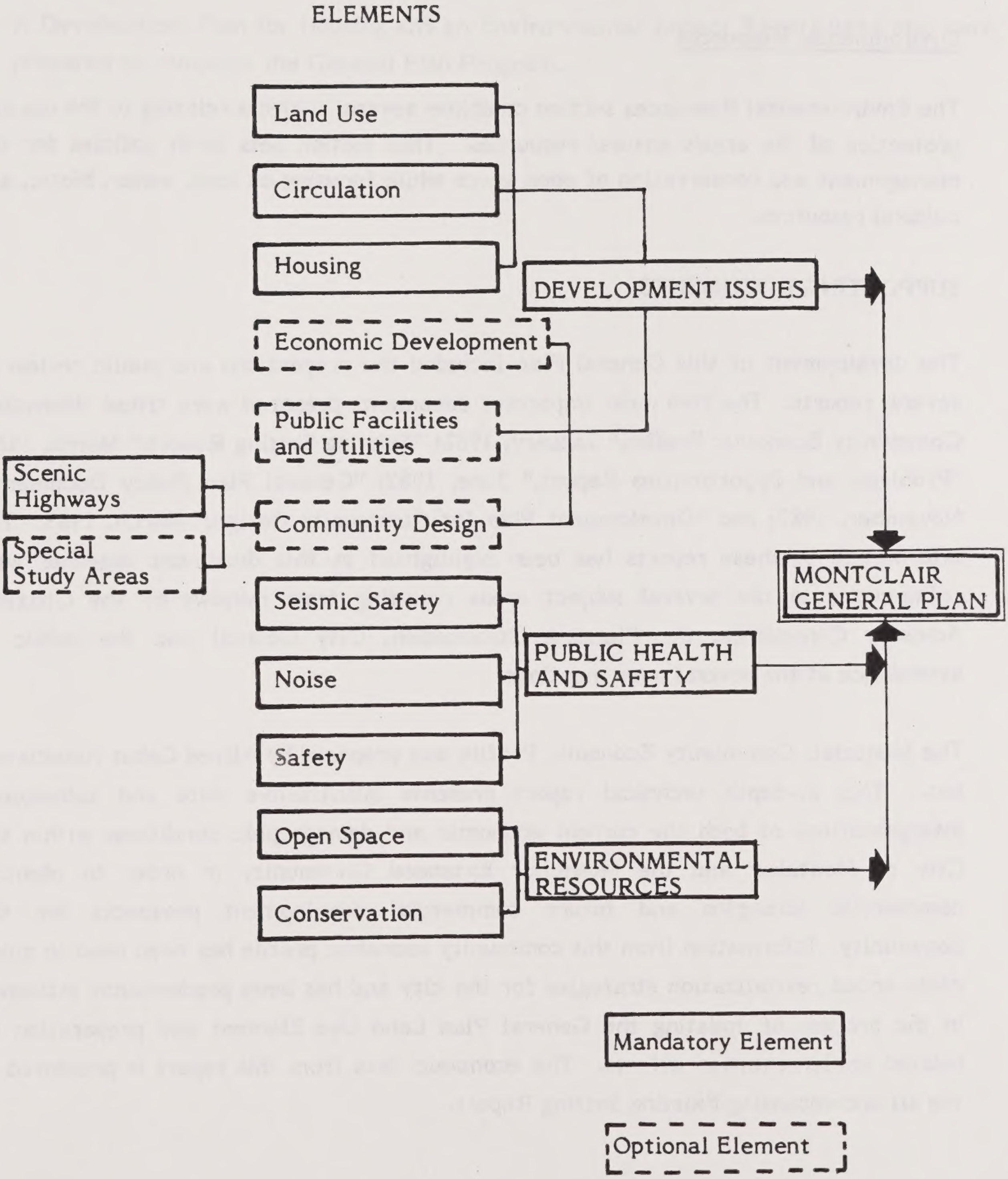
The State Office of Planning and Research has prepared guidelines for the preparation of General Plans to assist local jurisdictions in satisfying minimum state law requirements. The Montclair General Plan has been formatted according to the 1980 General Plan Guidelines. The General Plan is organized so that groups of individual subjects or elements are presented under three major headings: Development Issues, Public Health and Safety, and Environmental Resources. This organization is outlined in Figure 2. This format integrates the planning and environmental review processes and provides a document that combines an environmental baseline with a clear statement of development policy.

Development Issues

The Development Issues section is a consolidation of several General Plan Elements which presents specific policy direction for future uses of the land and the manner in which it will be developed. Included in this section are separate discussions of land use, circulation, housing, economic development, public facilities, public utilities, and community design. Its purpose is to establish policies for the utilization of the city's remaining land resources, to promote the provision of public services and housing opportunities and to enhance the aesthetic character sought as a desirable resource for the city's future. These subjects have all been carefully reviewed and evaluated for their future marketability and to ensure a measure of economic success.

Public Health and Safety

The Public Health and Safety section has been prepared in recognition of the ongoing concern for human security and protection. Included in this section are those subjects that have the potential to cause harm unless preventive policies are formulated and implemented. The individual elements in this category are Seismic Safety, Noise, and Safety. The Safety Element contains direction concerning flood hazards, air quality, crime prevention, fire hazards, emergency services, and hazardous materials.


ELEMENTS
Land Use
Circulation
Housing
Economic Development
Public Facilities and Utilities
Community Design
Scenic Highways
Special Study Areas
Seismic Safety
Noise
Safety
Open Space
Conservation
DEVELOPMENT ISSUES
PUBLIC HEALTH AND SAFETY
ENVIRONMENTAL RESOURCES
MONTCLAIR GENERAL PLAN
Mandatory Element
Optional Element

Environmental Resources

The Environmental Resources section combines several subjects relating to the use and protection of the area's natural resources. This section sets forth policies for the management and conservation of open space while focusing on land, water, biotic, and cultural resources.

SUPPORTING DOCUMENTS

The development of this General Plan included the preparation and public review of several reports. The five most important documents prepared were titled "Montclair Community Economic Profile," January, 1982; "Existing Setting Report," March, 1982; "Problems and Opportunities Report," June, 1982; "General Plan Policy Document," November, 1982; and "Development Plan for Community Design," March, 1983. The information in these reports has been highlighted in this document together with refinements in the several subject areas resulting from reviews by the Citizens' Advisory Committee, the Planning Commission, City Council and the public in attendance at the several open meetings.

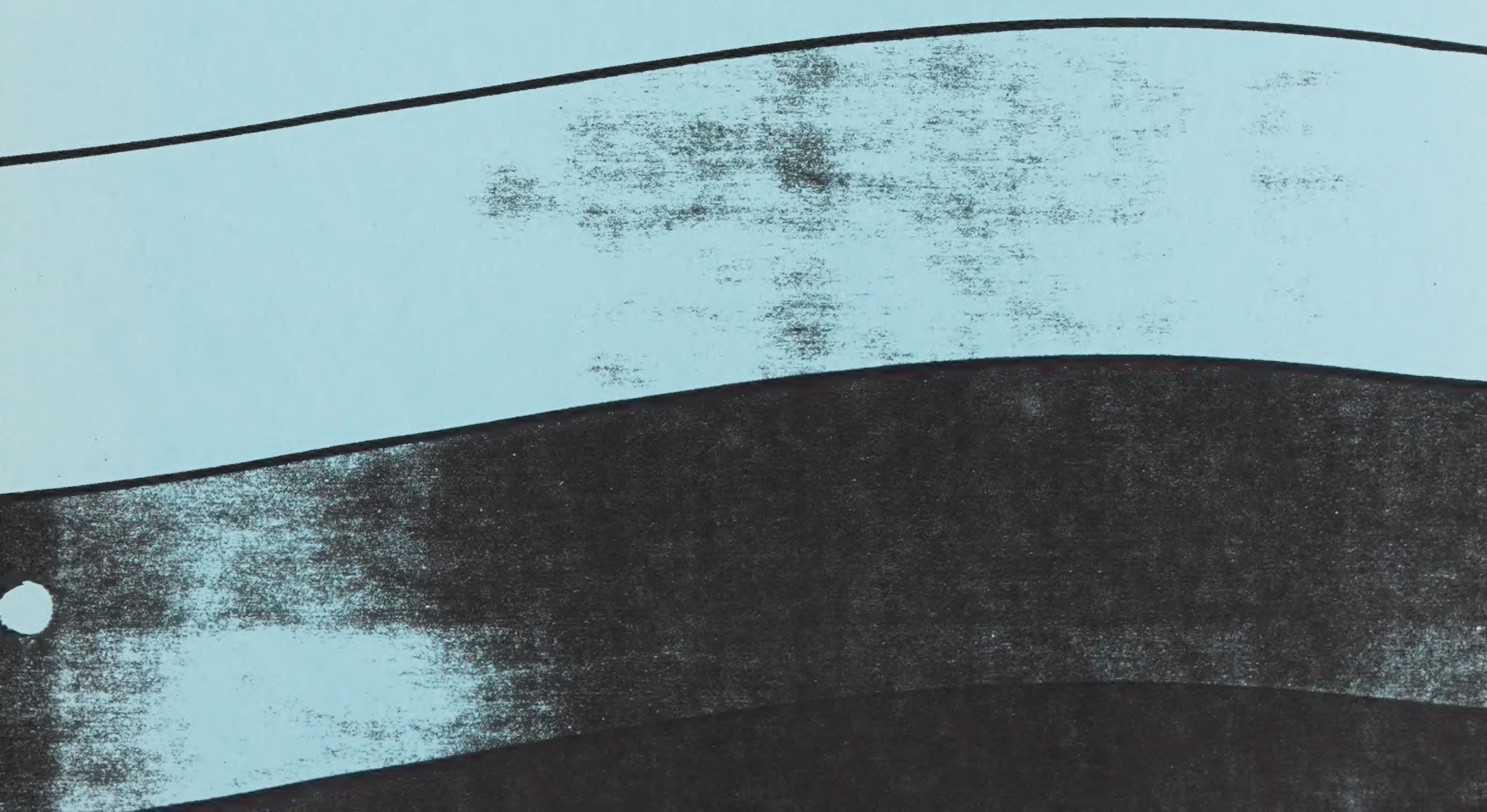
The Montclair Community Economic Profile was prepared by Alfred Gobar Associates, Inc. This in-depth technical report presents quantitative data and subsequent interpretations of both the current economic and demographic conditions within the City of Montclair and the Montclair Extended Community in order to identify commercial strengths and future commercial development prospects for the community. Information from this community economic profile has been used to guide commercial revitalization strategies for the city and has been predominant influence in the process of updating the General Plan Land Use Element and preparation of related implementation efforts. The economic data from this report is presented in the all-encompassing Existing Setting Report.

A Development Plan for Housing and an Environmental Impact Report have also been prepared to complete the General Plan Program.

1.

DEVELOPMENT ISSUES

- LAND USE
- CIRCULATION
- HOUSING
- ECONOMIC DEVELOPMENT
- PUBLIC FACILITIES AND UTILITIES
- COMMUNITY DESIGN



LAND USE

The way in which a community uses its land tends to reveal the character of that community. An inventory of the various uses within Montclair and an analysis of land use trends were undertaken to reveal planning problems, population distribution, adequacy of public services and utilities, and much of the other basic information needed for the preparation of a comprehensive general plan. Facts about past and present land use also serve as a basis for analyzing the effectiveness of existing housing patterns.

In August of 1968, each parcel of land within the Montclair study area was inspected, and its use recorded on field maps. The information was subsequently measured and a complete tabulation of the quantities of land in each of the land use classifications was presented in the 1970 General Plan.

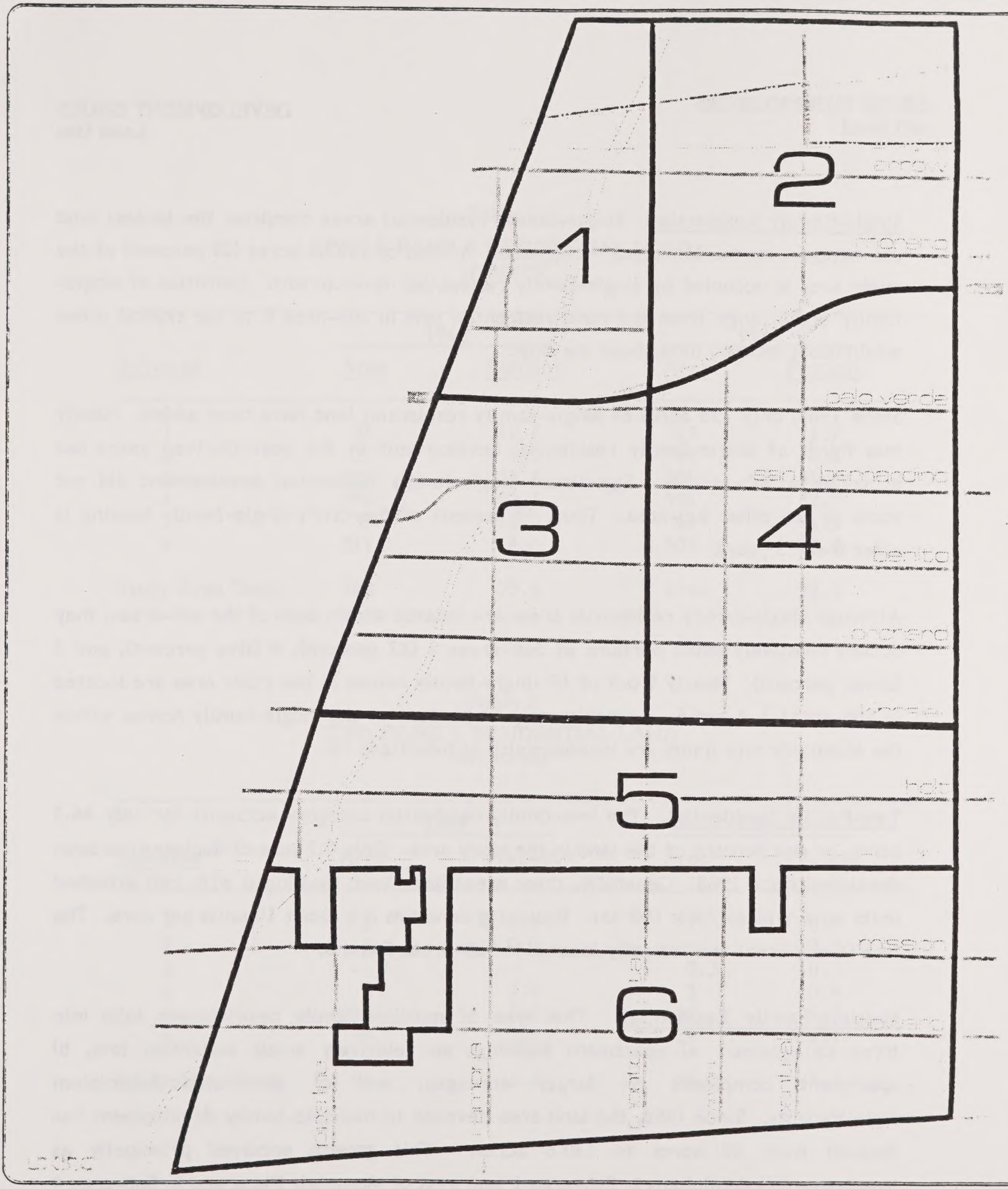
In July of 1981, a similar land use survey was completed by the City Planning Staff. An up-to-date land use map was prepared showing the same land use classifications as those used in 1968. The data provides a quantitative analysis of the current use of land, and makes it possible to observe and analyze development patterns as well as areas where conflicting land use patterns have developed over the last thirteen years.

Land Use by Type

The Montclair study area includes approximately 3,894 acres (6.1 square miles), about 83 percent of which (5.1 square miles) is devoted to urban development. The remainder consists of vacant and agricultural lands. Only four percent of the land north of Kingsley Street remains as undeveloped land. If Montclair were to be classified by its major use, it would be viewed as a residential community. Nearly two fifths of the study area's 3,894 acres is devoted to residential uses. Commercial land uses, while accounting for only nine percent of Montclair's land area, comprise its most dominant use. The Montclair Plaza, Entertainment Center, and surrounding commercial uses have created an image of Montclair as a regional commercial center, rather than the quiet residential community it is. Industrial and related land uses occupy only 291 acres, or seven percent of the study area. Agricultural and vacant lands occupy only 177 acres (four percent) and 478 acres (twelve percent) within the study area. This represents approximately half of the area occupied by each of these uses in 1968.

To further analyze land uses, the study area has been divided into six sub-areas (see Figure 3). Boundaries for the sub-areas were selected during the 1968 land use survey to define areas which appeared to be a socially, economically, and geographically homogeneous as possible. As can be seen, the division between sub-areas 5 and 6 reflects the city's 1970 boundaries. For purposes of comparing the 1968 and 1981 land use patterns, the original sub-area mapping will be used.

Sub-area 1 is located in the northwest section of the city, north of Interstate 10 and west of Monte Vista Avenue. This area includes 299 acres. The major land use is residential. Sub-area 2 is located north of Interstate 10 and east of Monte Vista Avenue. The 441 acre sub-area contains the Montclair Plaza and surrounding commercial areas, and is strongly commercial in character. Sub-area 3 encompasses 539 acres west of Monte Vista Avenue between Interstate 10 and Kingsley Street. The area is comprised mainly of single family sub-divisions. Sub-area 4 is located east of Monte Vista Avenue between Interstate 10 and Kingsley Street. Although this 748-acre area contains the Montclair Civic Center and commercial areas along Central Avenue, it is mainly residential in character. Sub-area 5 is located south of Kingsley Street, north of the 1970 city limits. This area, which includes 735 acres, contains a mix of residential, commercial, and industrial uses as well as a substantial amount of vacant land. Sub-area 6 is located south of the 1970 city limits, and is generally under the jurisdiction of San Bernardino County. The area primarily consists of a mix of large-lot residential, industrial, agricultural, and vacant land.



land use sub-areas

city of montclair
general plan

figure 3

Single-Family Residential. Single-family residential areas comprise the largest land use category in the Montclair study area. A total of 1142.6 acres (29 percent) of the study area is occupied by single-family residential development. Densities of single-family areas range from the rural residential lots in Sub-area 6 to the typical urban subdivisions located throughout the city.

Since 1968, only 155 acres of single-family residential land have been added. Nearly two thirds of single-family residential development in the past thirteen years has occurred in Sub-area 6. Significant single-family residential development did not occur in any other sub-area. Thus, 93 percent of the city's single-family housing is older than 13 years.

Although single-family residential areas are located within each of the sub-areas, they occupy relatively small portions of Sub-areas 1 (22 percent), 4 (five percent), and 5 (seven percent). Nearly 9 out of 10 single-family homes in the study area are located in Sub-areas 3, 4 and 6. Approximately 84 percent of the single-family homes within the Montclair city limits are located south of Interstate 10.

Two-Family Residential. The two-family residential category accounts for only 46.3 acres, or one percent of the land in the study area. Only 0.3 acre of duplexes has been developed since 1968. Generally, these areas have been developed with two attached units on a typical 75' x 100' lot. Resulting densities are about 10 units per acre. The two-family areas are basically located in Sub-areas 5 and 6.

Multiple-Family Residential. This type of multiple-family development falls into three categories: a) apartment buildings on relatively small individual lots, b) apartment complexes on larger acreages, and c) townhome/condominium developments. Since 1968, the land area devoted to multiple-family development has doubled from 60 acres to 120.8 acres. This growth occurred principally as townhomes/condominiums in Sub-area 1 just west of Montclair Plaza and in Sub-area 4 north of the Civic Center.

Table 1
SINGLE-FAMILY RESIDENTIAL LAND
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	38	12.7	65	21.7
2	21	4.8	21	4.8
3	289	53.6	304	56.4
4	390	52.1	396	52.9
5	39	5.3	48	6.5
6	211	18.6	308	27.2
Study Area Total	988	25.4	1142	29.3

Table 2
TWO-FAMILY RESIDENTIAL LAND
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	2	0.7	2	0.7
2	1	0.2	1	0.2
3	--	--	0.3	0.1
4	3	0.4	3	0.4
5	16	2.2	16	2.2
6	24	2.1	24	2.1
Study Area Total	46	1.2	46.3	1.2

Table 3

MULTIPLE-FAMILY RESIDENTIAL LAND
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	8	2.7	39.2	13.1
2	--	--	--	--
3	4	0.7	9.1	1.7
4	9	1.2	25.3	3.4
5	32	4.4	37.2	5.1
6	7	0.7	10	0.9
Study Area Total	60	1.5	120.8	3.1

Table 4

MOBILE HOME LAND
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--		--	
2	8	1.8	10	2.3
3	--		--	
4	--		--	
5	13	1.8	23.8	3.2
6	14	1.4	58.1	5.1
Study Area Total	35	0.9	91.9	2.4

Mobile Homes. Mobile home development in the Montclair study area occupies 91.9 acres, the majority of which has been developed within the last thirteen years. All but 10 acres of the study area's mobile home developments are located south of Kingsley Street. Over three-quarters of the mobile home development since 1968 has occurred in the unincorporated portion of the study area.

Regional Commercial. Regional shopping centers provide for the sale of general merchandise, apparel, furniture, and home furnishings in full depth and variety, along with support services. The Montclair Plaza and surrounding commercial areas are in this category. The impact of this regional center on the City of Montclair is discussed in the Economic Development portion of this chapter. As can be seen in Table 5, the regional commercial area surrounding the Plaza has grown by nearly 50 percent since 1968. This is due to the development of the Montclair Entertainment Center as well as commercial uses north of the mall. Also included in the Regional Commercial category is a small portion of Pomona Valley Center located within the Montclair city limits.

General Commercial. General commercial land uses are found in many locations, mainly along the principal arterials where strips of business have developed. This category includes a great range of commercial facilities including local convenience centers.

General commercial uses account for approximately 238 acres or 6 percent of the land within the planning area.

The largest amount of general commercial development within the planning area is located in Sub-areas 5 and 6; Holt and Mission Boulevards are both lined with general (strip) commercial uses. Central Avenue and areas near the Plaza make up the majority of other commercial uses.

Table 5

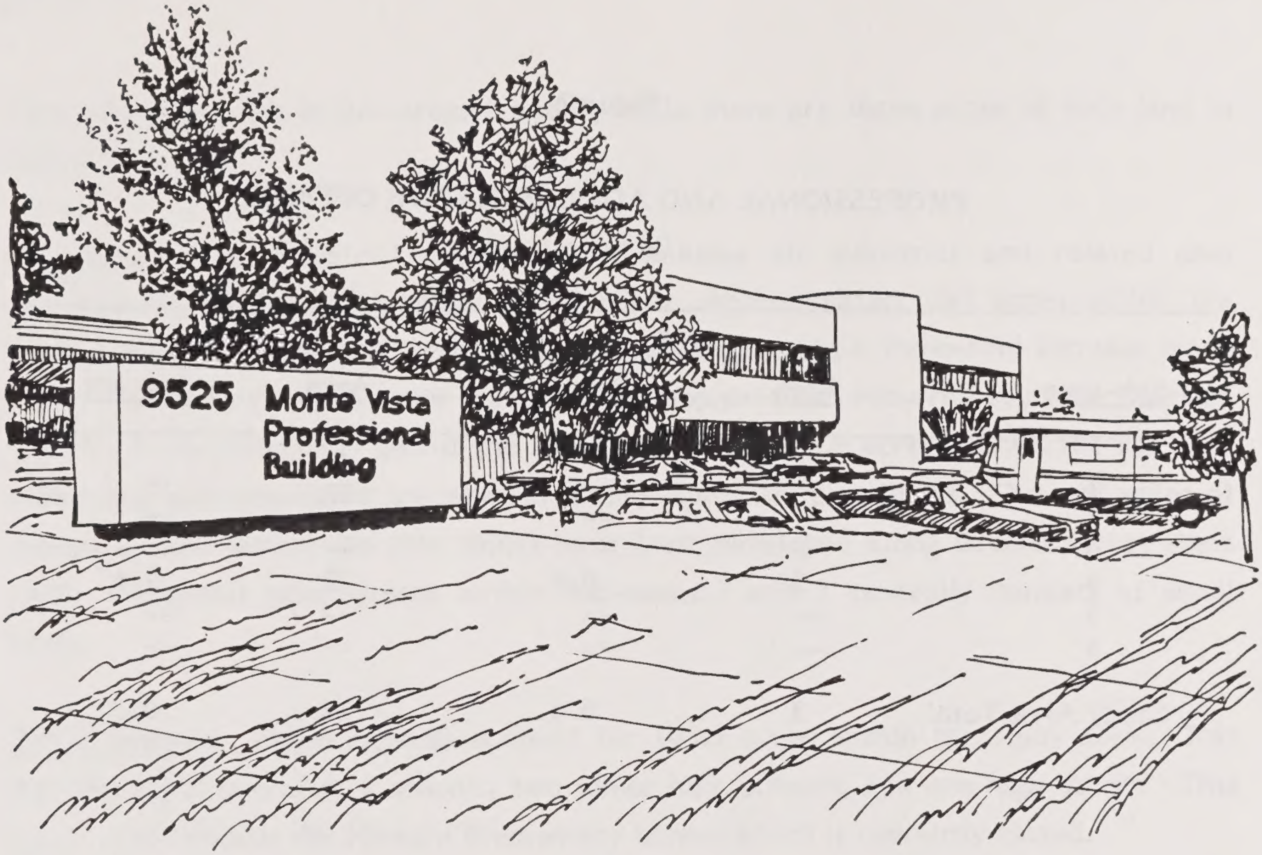
REGIONAL COMMERCIAL
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	--	--
2	74	16.8	108	24.5
3	--	--	--	--
4	--	--	--	--
5	6.4	0.9	6.4	0.9
6	--	--	--	--
Study Area Total	80.4	2.1	114.4	2.9

Table 6

GENERAL COMMERCIAL

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	1	0.3	5.4	1.8
2	14	3.2	38.2	8.7
3	1	0.2	1	0.2
4	30	4.0	44.9	6.0
5	94	12.8	89.6	12.2
6	51	4.5	59.8	5.3
Study Area Total	191	4.9	238.9	6.1



Administrative and Professional Offices. The number of administrative and professional offices in the study area is minimal. The only offices that were constructed between 1968 and 1981 are located in Sub-area 4 across from the Civic Center, and in the medical/office area south of Interstate 10 east of Monte Vista Avenue. Although there are two complexes in the medical area utilized for medical/professional uses, the entire medical area has been included under the medical/hospital category. Nine of the acres shown in Table 7 reflect a recent use permit approval for an office condominium on Palo Verde Street between Monte Vista and Central.

Hotel-Motel. Hotels and motels occupy a minor portion of the study area. No hotel or motel space has been added since 1968. There are five acres each of land devoted to

Table 7

PROFESSIONAL AND ADMINISTRATIVE OFFICES
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	--	--
2	--	--	--	--
3	--	--	--	--
4	3	0.4	12	1.6
5	--	--	--	--
6	--	--	--	--
Study Area Total	3	0.1	12	0.3

Table 8

INDUSTRIAL USES
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	9	3.0	30	10.0
2	16	3.6	53.5	12.1
3	--	--	--	--
4	--	--	--	--
5	34	4.6	76.2	10.6
6	52	4.6	129.6	11.4
Study Area Total	110	2.8	289.3	7.5

hotel and motel use in Sub-areas 2 and 5, while there are three acres of such land in Sub-area 6.

Industrial. The industrial classification includes all industrial and related uses including warehouse and wholesale activities. Approximately 289 acres within the study area are devoted to industrial uses. This is nearly a three-fold increase since 1968. The majority of the new industrial development has occurred south of Kingsley Street. A significant portion of the industrial growth (77.6 acres) since 1968 has been within the unincorporated areas south of the Montclair city limits. Over 42 acres of industrial land within the city limits have been developed along Brooks Street since 1970. Industrial development within Sub-areas 1 and 2 generally consists of small firms.

Public Schools. Public schools account for 143.9 acres within the study area. This includes eight elementary schools, two junior high schools, and one high school. This figure also includes the Howard Elementary School which is currently closed.

Civic Center. The Montclair Civic Center, located at Benito Street and Fremont Avenue, contains approximately 6.1 acres. Facilities include City Hall, Library, Police Station and Community Center. Also included in this category are the fire stations located in Sub-areas 2 and 5.

Parks. There are approximately 61.5 acres of land devoted to public park use within the Montclair planning area. Although the amount of park land area has more than doubled since 1968 while the population remained relatively stable, the current city goal is for 3 acres of park for every 1,000 persons. Using this standard, a total of 90 acres would be desirable at this time, and about 125 acres should be provided to serve the anticipated year 2000 population of 41,500 people. The 1981 figures presented in Table 9 include city-leased park land from the Ontario-Montclair School District. In 1968, no land was leased for public use.

Table 9

PARK AREAS
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	3.4	1.2
2	7	1.6	6.3	1.4
3	2	0.4	25.8	4.7
4	11	1.5	14.7	1.9
5	--	--	11.9	1.6
6	--	--	--	--
Study Area Total	20	0.5	61.5	1.5

Table 10

VACANT LAND
(in acres)

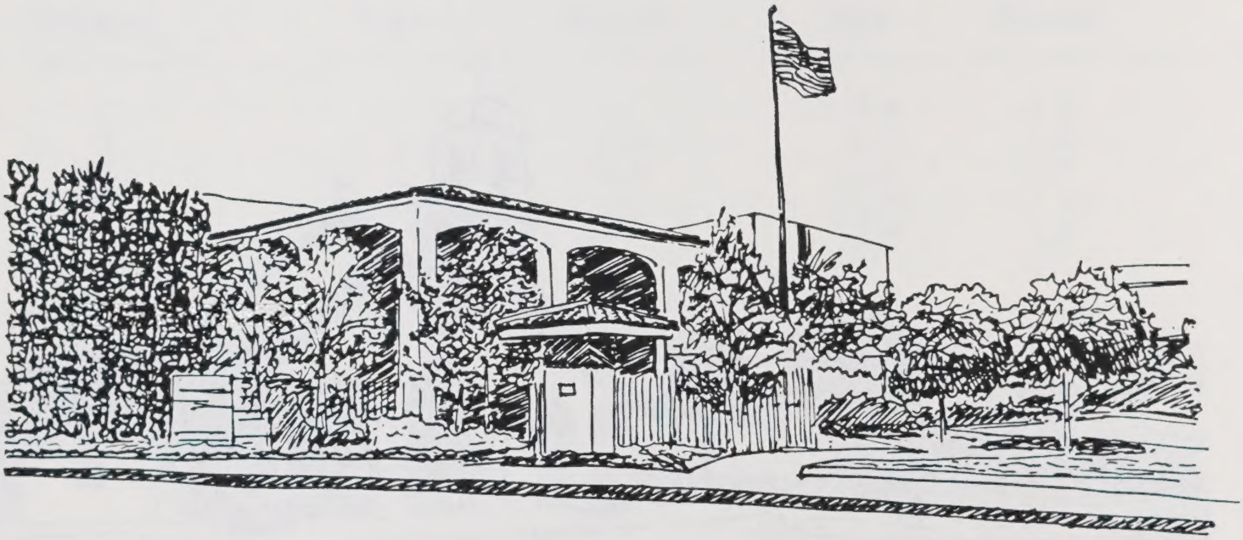
	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	70	23.4	22	7.4
2	156	35.4	73.1	16.6
3	60	11.1	10	1.9
4	99	13.2	32.0	4.3
5	285	38.8	153.1	20.8
6	227	20	177.1	15.6
Study Area Total	897	23.0	467.3	12.3

Quasi-Public. Quasi-public uses include private schools, religious institutions, non-profit membership associations and similar uses. Approximately 28.4 acres are devoted to these uses; there has been no change in acreage since the 1968 land use survey.

Medical-Hospital. A total of 16.5 acres is devoted to medical-hospital uses. Fifteen acres of this are located in the area of the Doctors' Hospital of Montclair, located in Sub-area 4, south of Interstate 10 east of Monte Vista Avenue. Medical groups such as the West End Women's Medical Office (formerly Montclair Community Hospital) are also included in this category. The 15-acre complex has grown from two acres since the 1968 land use survey.

Utilities. The utility land use classification includes water supply, storage, and distribution systems, as well as electric substations and other such related uses. Flood control facilities are not, however, included in this classification.

A total of 11 acres is classified as utilities. The major portion of this land is used for water storage facilities located throughout the city. An electric substation is located in Sub-area 2, east of Monte Vista Avenue. This facility accounts for approximately four acres of land. No changes have occurred in this category since the 1968 land use survey.



Vacant Land. The vacant land classification includes all open, undeveloped lands within the planning area. Land devoted to agriculture and flood control facilities is not included in this classification.

Since 1968, the inventory of vacant land has been halved from 897 acres (23 percent) to only 467.8 acres (12 percent). As can be seen from Table 10, the decrease in the inventory land has been significant throughout the study area, leaving little vacant land for future development. In addition, the remaining vacant land within the study area has generally been divided into many relatively small parcels with numerous ownerships.

Agriculture. Agricultural activities within the study area include citrus groves, field crops, and various forms of animal husbandry. There are currently 177 acres devoted to agricultural uses, all but 40 of which are located in Sub-area 6. As can be seen from Table 11, the agricultural land category has decreased by about 50 percent since 1968. This is in comparison to the conversion of nearly 1,000 acres of agricultural land in the study area from 1957 to 1968. In comparison, only 123 acres of vacant land were developed between 1968 and 1981. Thus, it appears that the major urbanization of Montclair occurred through the conversion of agricultural lands to urban uses rather than through the utilization of the vacant land inventory.

Rock Quarry. In 1968, active rock quarries accounted for 35 acres within the study area. These were located in Sub-areas 1 and 2 near Central and Monte Vista Avenues. An inactive quarry was also identified north of San Bernardino Street in Sub-area 3. Currently, all rock quarries in the study area have ceased operations. No plans currently exist for further mining activities within the study area.

Table 11

AGRICULTURAL LAND
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	--	--
2	11	2.5	11	2.5
3	--	--	--	--
4	--	--	--	--
5	17	2.3	29	3.9
6	324	28.6	137	12.1
Study Area Total	352	9.0	177	4.5

Table 12

STREETS
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	99*	33.1*	55.3	18.5
2	95	21.5	95.9	21.7
3	96	17.8	101.4	19.0
4	154	20.6	154.9	20.7
5	149	20.3	171.3	23.3
6	187	16.5	192.0	17.0
Study Area Total	780	20.0	770.8	19.8

*ERROR 1968 Survey

Table 13

LAND USE BY STUDY DISTRICT IN ACRES 1981

	Sub-Areas							
Land Use	1	2	3	4	5	6	TOTAL	
Single-family Residential	65.0	21.0	304.1	396.2	48.0	308.3	1,142.6	~~[illegible]~~
Two-family Residential	2.0	1.0	0.3	3.0	16.0	24.0	46.3	1402
Multi-family Residential	39.2	--	9.1	25.3	37.2	10.0	120.8	(36%)
Mobile Home	--	10.0	--	--	23.8	58.1	91.9	
Regional Commercial	--	108.0	--	--	6.4	--	114.4	c
General Commercial	5.4	38.2	1.0	44.9	89.6	59.8	238.9	c
Administrative Offices	--	--	--	12.5	--	--	12.5	c
Hotel-Motel	--	5.0	--	--	5.0	3.0	13.0	c
Industrial	30.0	53.5	--	--	76.2	129.6	289.3	(7.4%)
Public Schools	22.0	--	57.9	26.0	20.0	18.0	143.9	
Civic Center	--	1.0	--	4.1	1.0	--	6.1	
Parks	3.4	6.3	25.8	14.1	11.9	--	61.5	
Quasi-Public Uses	2.0	2.0	2.4*	19.0	2.0	1.0	28.4	
Hospital	--	--	--	15.0	1.5	--	16.5	c ~~346~~
Utilities	--	4.0	3.0	1.0	2.0	1.0	11.0	c 450±
Vacant	22.0	73.1	10.0	32.0	153.1	177.1	467.3	(11.6%)
Agriculture	--	11.0	--	--	28.9	137.1	177.0	
Rock Quarry	--	--	--	--	--	--	0	
Railroad	4.0	11.0	--	--	21.0	--	36.0	
Transportation	16.0							
Flood Control	48.7*	--	24.0	--	20.1	13.0	105.8	
Streets	55.3*	95.9	101.4	154.9	171.3	192.0	770.8	
TOTAL	299.0	441.0	539.0	748.0	735.0	1,132.0	3,894.0	

*ERROR 1968 Survey

Railroad. The land classified as railroad is located in the northern portion of the planning area (Pacific Electric and Santa Fe) and in the southerly portion of the city (Southern Pacific and Union Pacific). These railroads function mainly to serve the industrial uses located within Montclair and surrounding communities. The total land classified as railroad is 36 acres. There have been no changes in this category since the 1968 land use survey.

Flood Control. Flood control facilities within the planning area occupy 105 acres. This land is mainly in the San Antonio Wash, located in Sub-areas 1, 3, 5, and 6, paralleling the westerly boundary line of the study area. Water retention basins are located adjacent to the greenway in Sub-areas 1 and 3 where runoff water is allowed to gather and percolate into the soil and in Sub-area 5 at the southwest corner of the study area.

The only change since the 1968 land use survey is the addition of a 15-acre retention basin south of Holt Boulevard east of the San Antonio Wash.

Streets. This land use category includes all highways, streets and alleys within the study area. A total of 770.8 acres is included in this category, representing a slight increase since 1968. This increase is not apparent from Table 12 due to measurement errors in the 1968 land use survey.

ISSUES

Land use planning is recognized by the political bodies and citizens as key to the optimum development of the city. This element dictates the future of the community. The formulation of the Land Use Plan involved the consideration of several unique and special issues such as proportional balance of uses, land use compatibility, intensity of land use, land use distribution, effective utilization of land uses and the future selection of land uses. The most significant issues are outlined below.

Major Land Use Planning Issues

- Agricultural lands are converting to urban and semi-rural uses, and this trend is expected to continue.
- There are many parcels throughout the Study Area that are undeveloped and vacant. Most of these parcels have not been developed due to physical, economic, or land use constraints.
- Undeveloped commercially-zoned parcels suggest an inadequate demand for this use.
- General commercial in the Study Area is a collection of scattered local convenience centers and strip commercial located along Holt Boulevard, Mission Boulevard, and Central Avenue. Many of the strip commercial uses are located on underutilized parcels with the rear portion remaining as vacant. These uses are often unrelated and it is difficult to consolidate access and parking. Many of the existing parcels have individual vehicular access points and are a safety hazard and efficiency obstacle.
- A program promoting expansion, together with maintenance and retention of existing major businesses in the Montclair Plaza area, will upgrade the commercial integrity of the community.
- The Montclair Plaza is a positive and major influence on the lands immediately adjacent to the center. Montclair Entertainment Center is an example. If the Plaza is reinforced as suggested, this influence will spread to remaining vacant or redevelopable lands in the area.

- Land available for development of additional commercial uses in the Study Area is in a state of imbalance. A disproportionate share of land designated for commercial uses exists.

- Supermarket and drug store demand in Montclair exceeds supply causing consumers to shop in adjacent communities.

- Future industrial uses are expected to be absorbed at a slow pace. Commercial uses, however, should not be considered in industrial locations despite slow absorption.

- Promotion of more extensive office-related land uses in the city will reinforce the city's economic base.

- The development of additional good quality for-sale housing will tend to reinforce and upgrade existing residential neighborhoods.

- The variations in zoning and development standards of the county as compared with the city are of concern to the city and, therefore, it will be the city's effort to continue to seek Montclair's development standards in Montclair's unincorporated Sphere of Influence north of Phillips Boulevard.

IMPLEMENTING POLICIES

The city adopted a Land Use Goal and several Land Use Objectives to guide the formulation of the Land Use Plan. Policies tailored to achieve the goal and objectives were established to augment and support the Plan.

Land Use Goal

> "To establish an effective balance of land use, circulation, transportation, and community design and housing patterns that will promote the optimum degree of health, safety, well-being and beauty for all areas of the community while maintaining a sound community economic base."

Land Use Objectives

- To encourage the maintenance of compatible land uses within the city.

- To promote the mitigation of Existing Land Use conflicts.

- To promote the rational utilization of underdeveloped and undeveloped parcels.

- To continually improve as a place for living by ensuring that those portions of the city which are best suited for residential use will be developed into healthful, safe, pleasant, attractive neighborhoods which are served by adequate open space and appropriate community facilities for all citizens.

- To promote land use south of Mission Boulevard that will be low density, estate-type development of a semi-rural nature.

- To ensure that commercial areas within the city are conveniently located, efficient, attractive, safe for pedestrian and vehicular circulation and concentrated into districts and centers in order to better serve a larger portion of the city's needs while also continuing to provide regional commercial services as the dominant proportion of the regional market in recognition of the economic contribution and image identification associated with regional centers.

- To continually improve as a place for industrial development by encouraging the development of modern, attractive plants and industrial parks which will not produce detrimental effects on surrounding properties while providing employment opportunities for the citizens.

- To coordinate all aspects of city development in accordance with the General Plan, including land use (commercial, industrial, housing), population densities, public facilities, circulation, transportation, and utilities, based on public need.

- To play a significant role in planning the long-range development of the region and to seek a maximum coordination of growth and development.

- To attract a solid core of residents and occupations in an effort to provide community stability and enhance the general character of the city.

General Land Use Policies

- Promote the joint use of parking areas and access for commercial properties to reduce pedestrian/vehicular conflicts due to the multiplicity of access points.

- Encourage the preparation of Specific Plans for Super Bloc areas to promote the efficient utilization and consolidation of land.

- Coordinate all planning and development programs in the sphere of influence with adjoining cities and county agencies.

- Participate in and support the regional activities of the Southern California Association of Governments, the San Bernardino Association of Governments, City/County Planning Commissioners Conference, and other such agencies.

- Develop specific plans for those specialized areas of the community which present unique or unusual problems requiring detailed analysis and implementation.

Specific Land Use Policies

Underutilized Commercial Parcels

- Promote the assemblage of commercial parcels found in strip commercial areas along Central, Holt, Moreno and Mission.
- Consolidate access and parking areas.
- Promote the development of commercial centers rather than strip commercial.

Central Avenue

- Promote the unitization and consolidation of smaller parcels, both commercial and residential uses, into larger, more usable properties.
- Continue to apply the Super Block planning approach when evaluating future land use decisions on Central Avenue.

Holt Boulevard

- Analyze the current zoning along Holt Boulevard to scrutinize the remaining commercially-zoned vacant lands and suggest alternative land uses and possible rezoning.
- Increase the acreage of residential uses directed to "homeowner" housing.

- Integrate office-type uses to provide support to other uses, where practical and feasible, and to provide a better balance of uses.

Mission Boulevard

- Prepare a Community Plan for the county areas of Mission Boulevard based on its uniqueness and problems and suggest specific development and standards for development to be adopted by the county for land use control.

- Direct a special marketing study as a companion document to the Mission Boulevard Community Plan to verify proposed land use programs.

Kadota Area/Narod Subdivision

- Coordinate Special Community Plans with the County for the Narod area and for the Kadota area which identify land use conflicts and propose appropriate design mitigation.

Residential Land Uses

- Encourage the use of specific plans/community plans in problem areas due to difficulty in applying traditional zoning recognizing unique conflict of land uses.

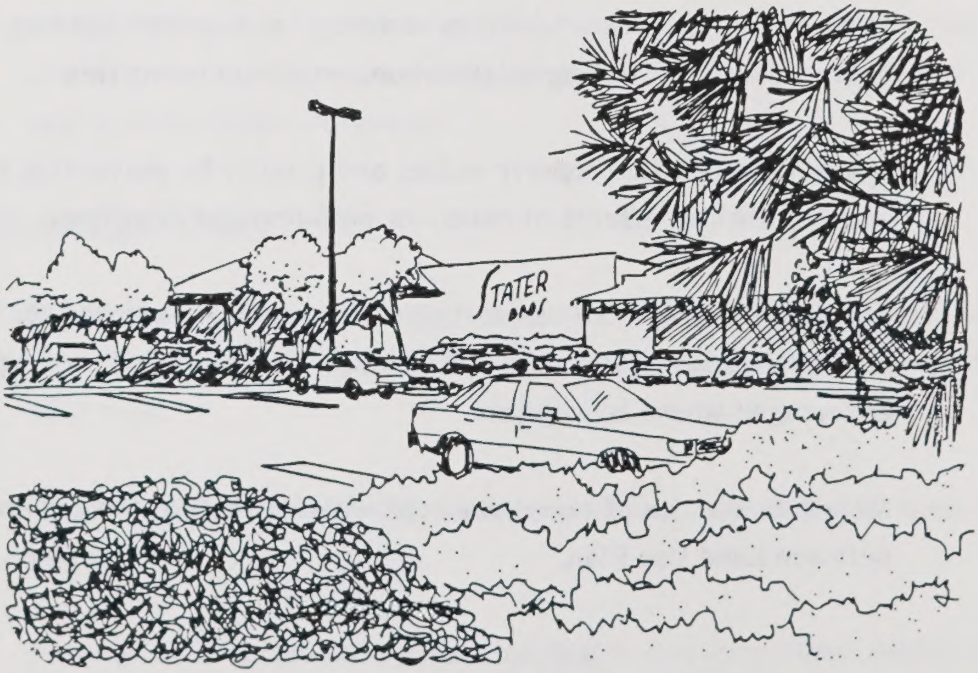
- Identify residential area patterns as a means of assisting in their planning and protection.

- Provide each neighborhood with adequate and convenient public facilities and amenities including schools, parks and recreational facilities.

- Protect residential property values and privacy by preventing the intrusion of incompatible land uses.
- Discourage through traffic as a means of assuring safe neighborhoods.
- Develop a category in the zoning ordinance to permit high density residential development between 14-25 CU/ac density for elderly housing.
- Encourage the improvement, maintenance and beautification of residential areas through a continuous program of street tree planting and maintenance, street cleaning, and other measures designed to preserve residential attractiveness and to encourage residents to improve and maintain their home and property.
- Provide adequate streets (rights-of-way and paved widths), sidewalks, utilities, water, sewers, storm drainage and street lighting systems in balance with the varying neighborhood population densities.
- Protect residential property values and privacy by preventing the intrusion and detrimental effects of noise, air pollution and vibration.
- Plan and design future residential areas which will provide for a variety of housing types. "Planned Residential Development" zoning should be encouraged where appropriate.
- Maximize the use of remaining residential parcels in the city in accordance with the Land Use Plan.

Commercial Land Uses

- Provide adequate land in proper locations for the various types of commercial activities, in order to realize optimum benefits for the residents of the community.
- Provide, through public and private investment, for the development of commercial properties designed to complement existing developments.
- Encourage the design of these properties to create an enjoyable environment for shopping by promoting improved architectural appearance of buildings, excellent landscaping, and appropriately regulated signing, parking and traffic circulation.



- Promote the development of commercial centers which have distinctive and unique character or appearance relating to Montclair's community design objectives.

- Prevent intrusion of incompatible uses in commercial areas.

- Improve the relationship between commercial areas and adjacent noncommercial land through landscaped buffer strips to thus ensure the protection of the adjacent residential land from such annoyances as noise, light and traffic.

- Ensure adequate municipal services for all commercial areas, and provide for the improvement of street appearance through a program of street tree planting, suitable street lighting, the undergrounding of unsightly overhead utility lines, and the regulation of signs and outdoor advertising.

- Recognize the importance of retaining the economic viability of the Montclair Plaza and promote the maintenance and improvement of the Plaza to attract new patronage.

- Consider the establishment of new complementary uses around the Plaza perimeter to maximize its utilization and intensify the area activity.

Industrial Land Uses

- Seek the development of manufacturing and warehousing type industries and provide the necessary land areas in locations which are adequately served by vehicular arterials, railroad lines and all utilities.

- Encourage the use of the industrial park concept for the development of the industrial land.

- Promote the general visual improvement of industrial areas by encouraging professional architectural and landscape architectural design and the careful signing of industries so that these areas contribute to the betterment of the total community.

- Prevent the intrusion of incompatible uses such as marginal retail commercial which would reduce the efficiency of the industries and impair opportunities for growth and expansion.

- Ensure properly designed and adequately improved streets, off-street loading, service and parking areas.

- Protect residential areas from industrial intrusion by requiring industries to provide proper screening, landscaping space, buffer strips and compatible architectural treatment in the areas immediately adjacent to more restrictive uses.

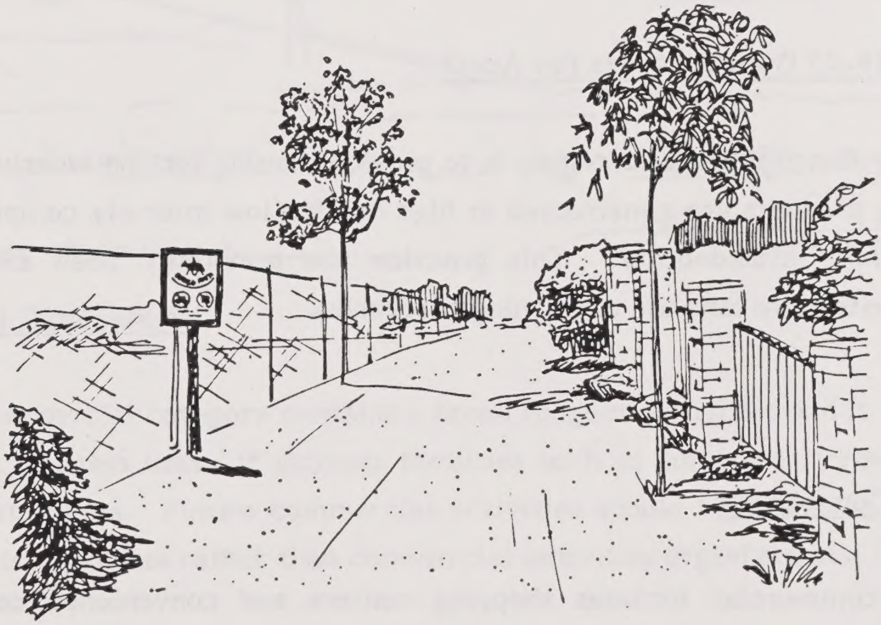
LAND USE DESIGNATIONS

The General Plan Land Use Map identifies a variety of land use categories. Each designation has a unique purpose, thus distinguishing it from other designations. For example, several sub-categories are included in the Commercial designation and each relates to a particular commercial function ranging in definition from service orientation to the type of commercial facility envisioned. The reason for creating multiple sub-categories in Montclair is to maintain a desired level of detail for land use planning. The basic urban form and land use distribution already exist in the community. What is proposed is a number of specific criteria within the sub-categories to control the land use character.

RESIDENTIAL

Very Low Density (0-2 Dwelling Units per Acre)

This density classification is intended to allow for large lot subdivisions or estate type development up to two units per gross acre. Low density development is generally found in the southeastern portion of the Study Area. This area is equestrian oriented, containing riding trails and corrals.



Low Density (3-7 Dwelling Units per Acre)

This density classification allows for the conventional subdivision patterns being developed throughout the Southern California region. This pattern of residential subdivision prevails in Montclair north of Kingsley Street. Typical parcel size for this single-family category is 7500 square feet per lot and representative of the standards regulating the R-1 zone.

Medium Density (7-14 Dwelling Units per Acre)

The medium density classification permits residential densities ranging from 7-14 dwelling units per acre. This category allows for single-family housing in clusters, townhouses, mobile home parks, two-family housing arrangements on single lots, patio homes, zero-lot line homes, and other similar forms of multiple-family housing. The typical condominium found within the city is also permitted within this density.

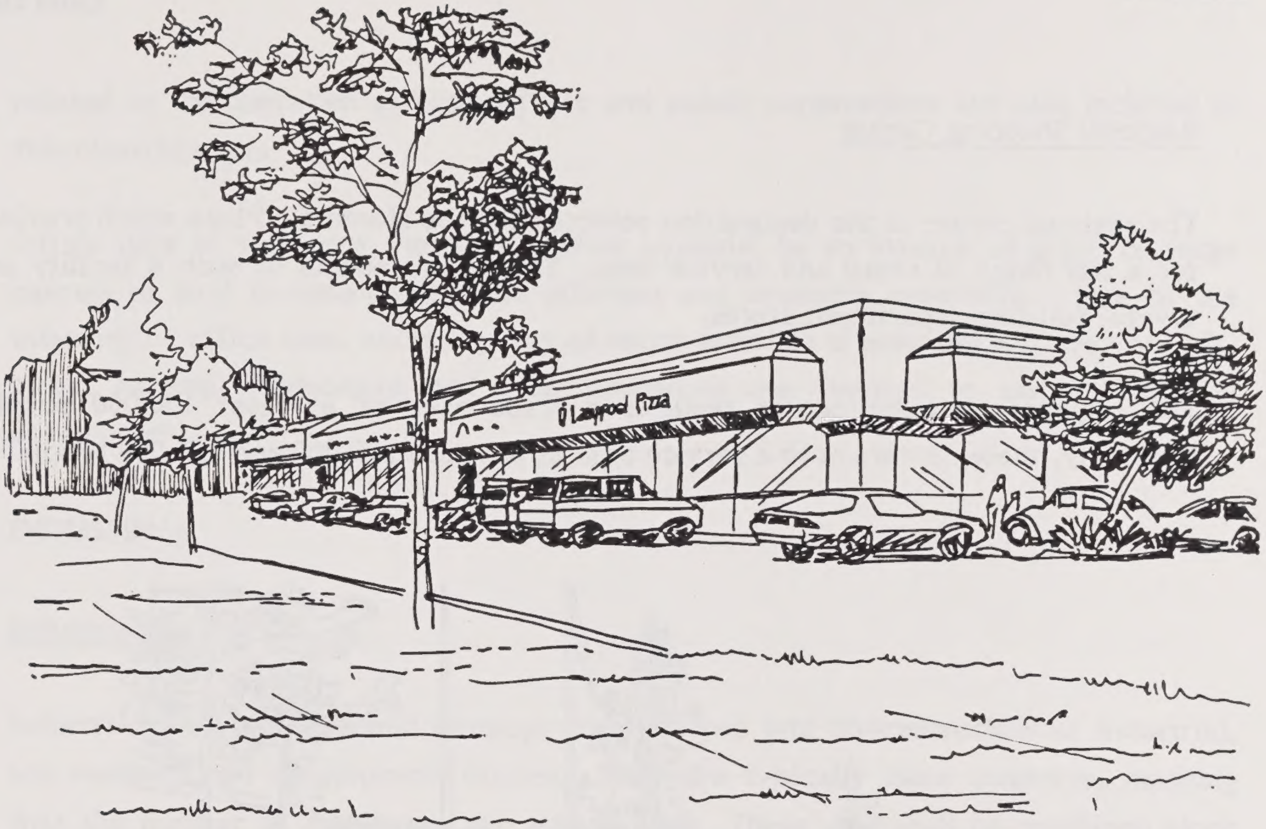
High Density (14-25 Dwelling Units Per Acre)

The purpose for this residential category is to provide housing for the elderly. Typical elderly housing products are constructed in high density/low intensity complexes with intent to promote affordability. This practice has previously been excluded in Montclair by restrictive land use and zoning categories.

COMMERCIAL

Neighborhood Commercial

Neighborhood commercial includes shopping centers and convenience commercial clusters that provide essential retail goods and services to the residents or occupants in the immediate vicinity. These centers shall be provided to meet the daily retail and service needs of a cluster of neighborhoods with a total population of roughly 10,000 residents. The primary use within the neighborhood shopping center should be a major supermarket with other support uses such as drug stores and barbershops.



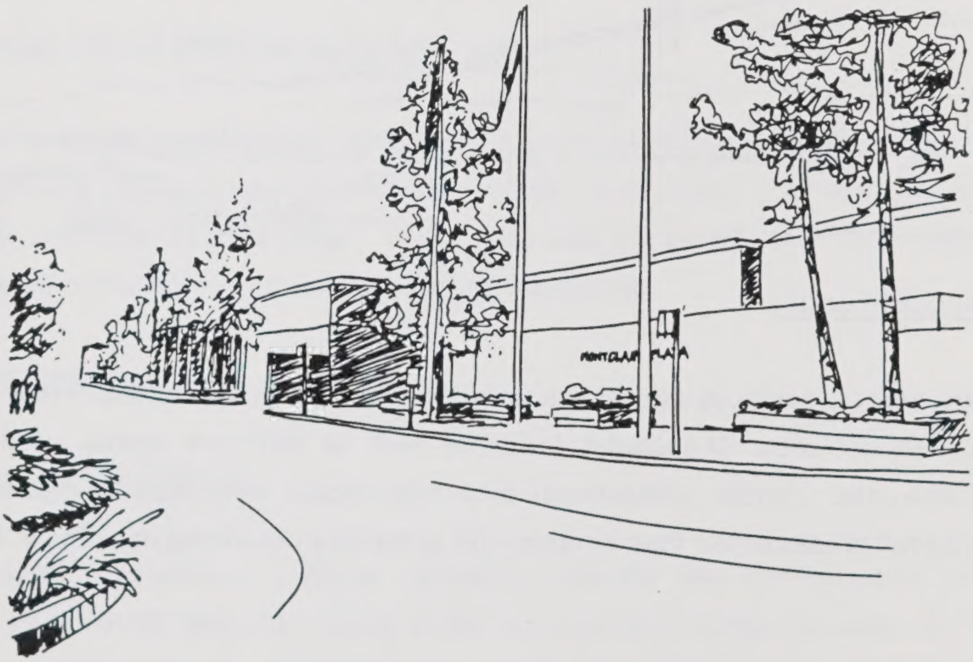
General Commercial

This commercial category contains a broad range of activities and is intended for most general business uses. It includes facilities such as furniture stores, clothing stores, and restaurants. Future commercial activities should be placed in planned, grouped concentrated areas rather than commercial activities organized in a linear fashion.

Regional Shopping Center

The regional center is the designation selected for the Montclair Plaza which provides for a full range of retail and service uses. The major tenants of such a facility are several full-line department stores.

The regional shopping center requires a trade area of at least 150,000 people. Generally, these centers have a service area of between 150,000 and 400,000 people.



Office/Professional

The office/professional category is intended to concentrate office and professional uses within designated areas. Office/professional uses include buildings for lawyers, engineers, architects, and similar services. Medical clinics, banks, savings and loans, real estate and insurance offices, utility offices and other administrative offices related to the operation of both private and public corporations are also included in this classification.

Office uses of this type should, whenever possible, be an integrated group on large parcels of land to assure the most efficient and desirable conditions. Due to the intensity of office uses, access by way of major arterials is essential and adequate off-street parking, landscaping and other amenities are required to assure a quality development.

INDUSTRIAL

Industrial Park

Industrial parks are planned developments grouped into concentrations of industrial, and research and development offices. They are typically labor intensive, meaning that the number of employees per acre is high. These uses shall be organized along major thoroughfares, along the periphery of the industrial area, and with convenient access to public transit.

Limited Industrial

Limited industrial uses are intended for clean industrial activities such as research and development and light assembly-oriented activities. Limited industrial uses would also include attached office spaces in a landscaped setting and limited retail uses expressly for the on-site sale of assembled goods.

Limited Manufacturing

Limited manufacturing is quite similar to the limited industrial uses, the difference being the intensity of activities to take place on the site. Limited manufacturing uses are expressly for the manufacturing and subsequent distribution of goods. Office uses are only allowed as ancillary use to the on-site manufacturing activities. No retail activities are allowed to take place within the limited manufacturing areas.

OPEN SPACE

Neighborhood Park

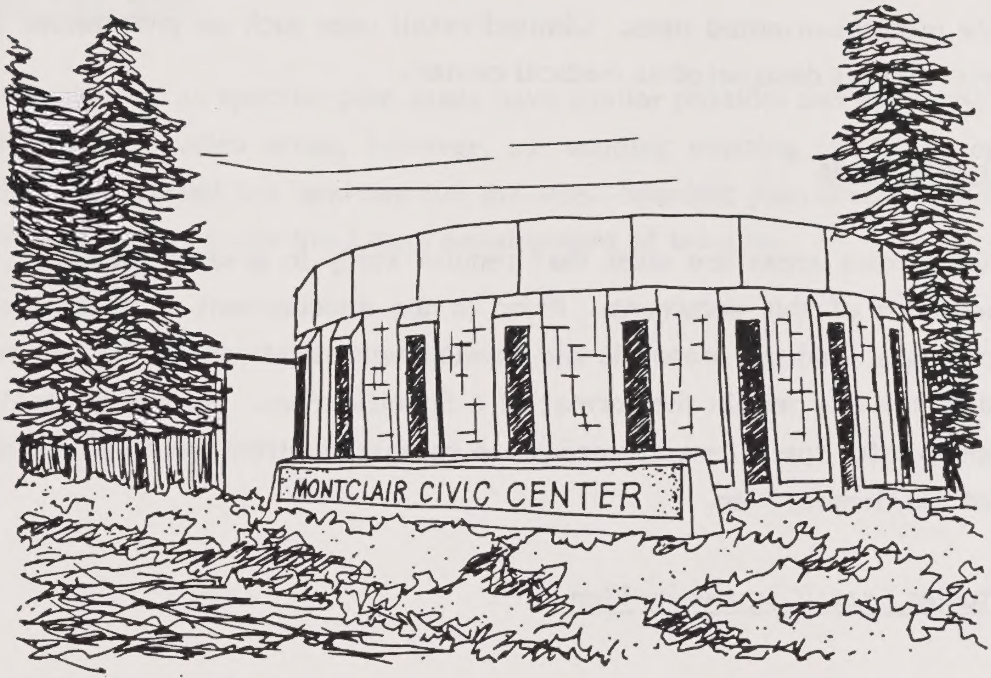
Neighborhood parks are intended to provide limited recreational opportunities within a geographic neighborhood. Generally, neighborhood parks should be between one quarter to five acres in size. Typical neighborhood parks serve an area within one mile of the park, usually a population of between three and six thousand people. Whenever possible, these facilities should adjoin an elementary school to maximize the recreational opportunities available to the neighborhood.

Community Park

The community park is intended to provide recreational opportunities on a larger scale than neighborhood parks. Community parks generally serve a population of between fifteen and thirty thousand people located within three miles of the park. Due to the relatively small population residing in Montclair, community parks should not exceed ten acres in size as larger parks can be more efficiently provided by the larger surrounding communities or regional jurisdictions.

Open Space

The designation of open space refers to all remaining unurbanized lands in the city. These lands are primarily retained for flood control purposes with secondary purposes as open space buffers and for recreation orientation. The Arroyo San Antonio and appurtenant facilities comprise the largest assemblage of open space. A discussion of the recreation potential for this resource is contained in the Community Design Element of this General Plan.



Public/Quasi-Public

Public uses would include the Civic Center area, public schools and storm water retention basins.

Quasi-public uses include churches, private schools and pre-school centers.

SPECIAL USES

Medical Center

The medical center category is designed for office buildings which will predominantly serve the medical profession. Whereas the office/professional category was designed to allow offices with a mixture of professional users, the medical center category allows only medical-oriented uses. Limited retail uses such as pharmacies are also allowed within areas designated as medical center.

Special Studies Areas

The special studies areas are sites that require study in greater specificity than is within the scope of this document. Prior to the development of these areas, site specific analyses, land use proposals and development standards will be required to be submitted to the city within the format of a Specific Plan. An overall analysis and design concepts for special studies areas are contained within the Community Design Element of the General Plan.

Special Studies Areas/Community Plan

This category was designed for unincorporated areas outside the city limits but within the Montclair General Plan Study Areas. The Special Studies Areas/Community Plan designation requires a Community Plan/Specific Plan to be prepared prior to any future development. The plans would analyze the special features of these areas and propose land uses and development standards for the subsequent development of these areas. In all cases, these plans should be assessed and reviewed by both the city and county.

Alternative Uses

The alternative use designation is applied to sites where more than one use could be considered logical for the site. Development proposals for either of the alternatives displayed on the Land Use Map will be reviewed by the city.

Specific Plan Areas

Areas designated as specific plan areas have similar physical and economic constraints as the special studies areas; however, surrounding existing land uses or economic analysis has dictated the land use for the site. Specific plan areas require a specific plan be prepared to guide the future development of the site.

CIRCULATION

INTRODUCTION

Transportation facilities, their location and accessibility, have been and continue to be a major influence in shaping the urban form of a city. Besides being carriers of people and goods, these facilities influence the development pattern of the environment by affecting the location of housing, employment, recreation and commercial activity.

By the peculiar nature of the function they serve, transportation facilities inevitably tend to cross jurisdictional boundaries. As a consequence, decision-making in the realm of transportation may involve a multiplicity of agencies, many with conflicting interests. As a further set of consequences, critical decisions are often deferred indefinitely or, if made, are not effectively implementable.

The Circulation Element is illustrated on the Land Use Map and includes the existing and planned major road system. It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on the Circulation Element Map.

Within the Montclair Study Area, the primary transportation system is ground travel. While there are no airports within the Study Area, this transportation mode is utilized by the community. Ground transportation systems, both public and private, form the major mode of moving people and goods throughout the city.

Ground Transportation

Montclair's major modes of ground circulation consist of automobile and public transit. Bicycling, walking, and rail meet secondary transportation needs for the community.

In Montclair, the circulation system is predominantly oriented to the convenience of the automobile. Regional access to surrounding areas is provided by the San Bernardino freeway (I-10) which passes through the northern portion of the city in an east-west direction. The local street system is a gridiron form and consists of three major streets--Holt Boulevard, Mission Boulevard and Central Avenue. The backbone circulation system is established throughout the city and sphere areas. Changes to the system will likely occur only in the form of street widening, the construction of interior streets for subdivisions and grade separation improvements where major streets cross rail lines.

In Montclair, as in most Southern California communities, the circulation system not only provides for the movement but also the storage of vehicles for parking. Some areas, such as multiple-family areas, of the city experience on-street parking problems due to the high number of automobiles concentrated in these areas.

Scenic Highways

The City of Montclair contains no scenic highway corridors. The City of Ontario has designated Mission Boulevard from the western to the eastern city limits as a scenic highway. Mission Boulevard is of significance to Ontario because it transverses scenic open spaces and provides a variety of landscape types. It also contains a landscaped median parkway as it travels through the City of Ontario. As Mission Boulevard enters the City of Montclair, its scenic value is lost due to the lack of landscaping and the strip commercial uses that line the boulevard. The future designation of Mission Boulevard as a scenic corridor seems unlikely for the City of Montclair.

Public Transportation

Within the Montclair area, public transit is provided by a number of agencies including Omnitrans, Rapid Transit District (RTD), Amtrak, Trailways, and Greyhound.

Demand/response transit services for the handicapped and senior citizens is provided by Dial-A-Ride and Medi-Van.

Fixed route bus service is provided to Montclair residents through Omnitrans. The Montclair Plaza area is the central focus of the entire Omnitrans system with ten of twelve routes serving the Plaza. The current Omnitrans system serves the areas of Yucaipa, Redlands, San Bernardino, Loma Linda, Rialto, Fontana, Rancho Cucamonga, Ontario, Chino and Montclair. Residents of these communities have easy access to the Montclair area.

Currently, there are plans to construct a multi-modal Montclair Transcenter on Arrow Highway northwest of the Plaza. The center would consist of an Omnitrans service center including storage facilities, the multi-modal center, and a park-and-ride facility. The multi-modal center could be tied to the commuter rail program being proposed by Caltrans to serve areas between San Bernardino and Los Angeles. This would create a complete regional transportation center, and would provide many advantages to the City of Montclair.

Railroad

Three major rail lines transect the Montclair Study Area. The Southern Pacific Railroad (SP) and Union Pacific (UP) are located parallel and north of State Street in the southern portion of the Study Area. The Atchison, Topeka and Santa Fe (ATSF) is located in the northern portion of the Study Area, parallel to and north of Arrow Highway. With the exception of the Central Avenue overpass crossing the SP and UP lines, all other streets cross the north/south arterials at grade level.

Caltrans is currently in negotiation with UP and ATSF railroads to allow Amtrak to service the Riverside/San Bernardino areas with commuter rail service. Tentative plans have shown two separate routes for this service--a northern route along the existing SP right-of-way and a southern route along the existing UP right-of-way.

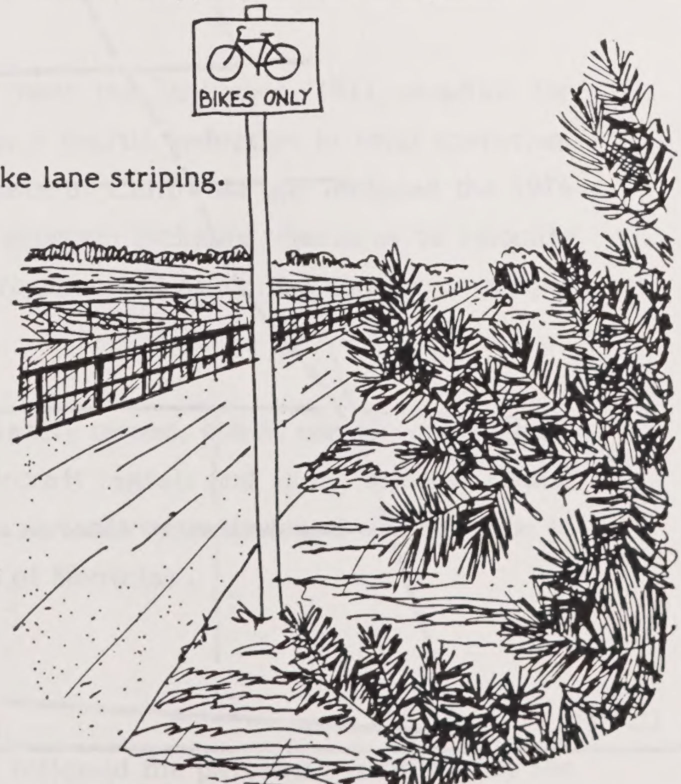
Although the use of these rights-of-way is currently in litigation, Caltrans speculates the routes will be operational by 1985.[1]

Bicycle and Pedestrian Circulation

The City of Montclair has integrated bicycle planning into overall transportation planning. Figure 4 identifies the bicycle and pedestrian plan adopted in 1976 by the city. The plan outlines a five-step program and is as follows:

1. Public bicycle safety education program.
2. Construction of bike path along west side of San Antonio Flood Control Channel.
3. Installation of bicycle racks at the Civic Center, shopping center, and parks.
4. Installation of bicycle safety signs.
5. Bike route--limited parking signs and bike lane striping.

A bicycle safety analysis was completed for this study. Only fourteen bicycle accidents occurred in the Study Area during the period of January to November, 1981. No problem areas can be identified as the accidents were few, and were widely distributed throughout the city.



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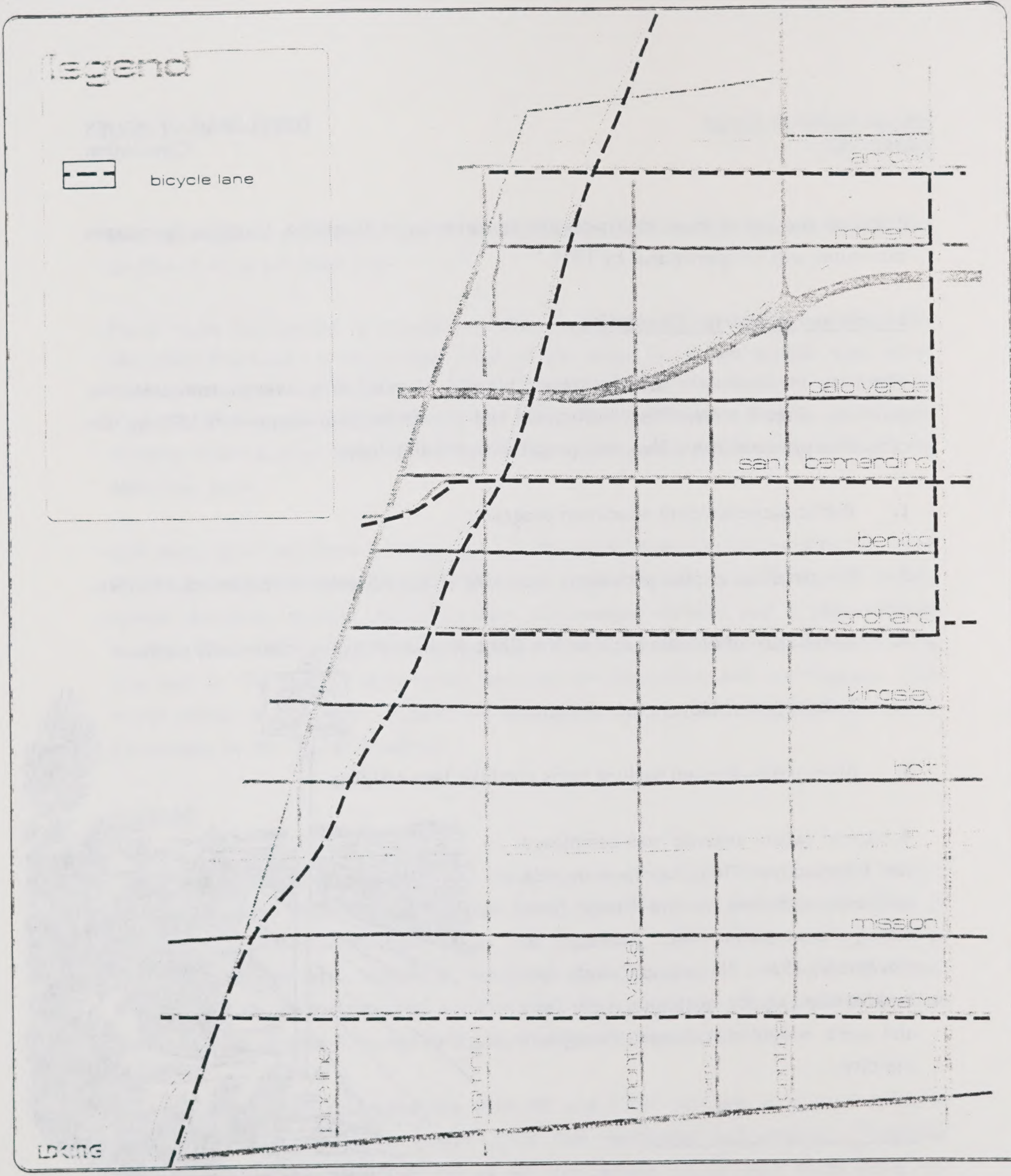
[1] Telecon with W. Weber, California Department of Transportation



bicycle and pedestrian plan

city of montclair
general plan

figure 4

Air Transportation

There are two air facilities operating in close proximity to the Study Area. Cable Airport, located north of the city, and the Ontario International Airport (OIA), located southeast of the Study Area in the City of Ontario.

The Ontario International Airport is operated by the City of Los Angeles Department of Airports. The 1,463-acre facility services 2.3 million passengers per year with a projected increase to 12 million passengers by 1995. Major expansion of the facility is currently underway, including a new runway which will be located parallel to and south of the existing runway. Expanded passenger terminal facilities have also been planned to accommodate projected air travel demand. The expansion also includes 700,000 square feet gross building area, parking for 9,000 vehicles, structural pavement for taxiways, and parking for 36 aircraft.

Ontario International Airport was unable to meet the January 1, 1981, deadline for compliance with the 70 CNEL criteria without a drastic reduction in total operation. As a result, a variance was granted by the State of California and included the 1976 Noise Abatement Policy as well as a runway program including measures to relocate take-off contours. The four-phase runway program will allow the airport to comply with the 1986 Federal noise requirements.

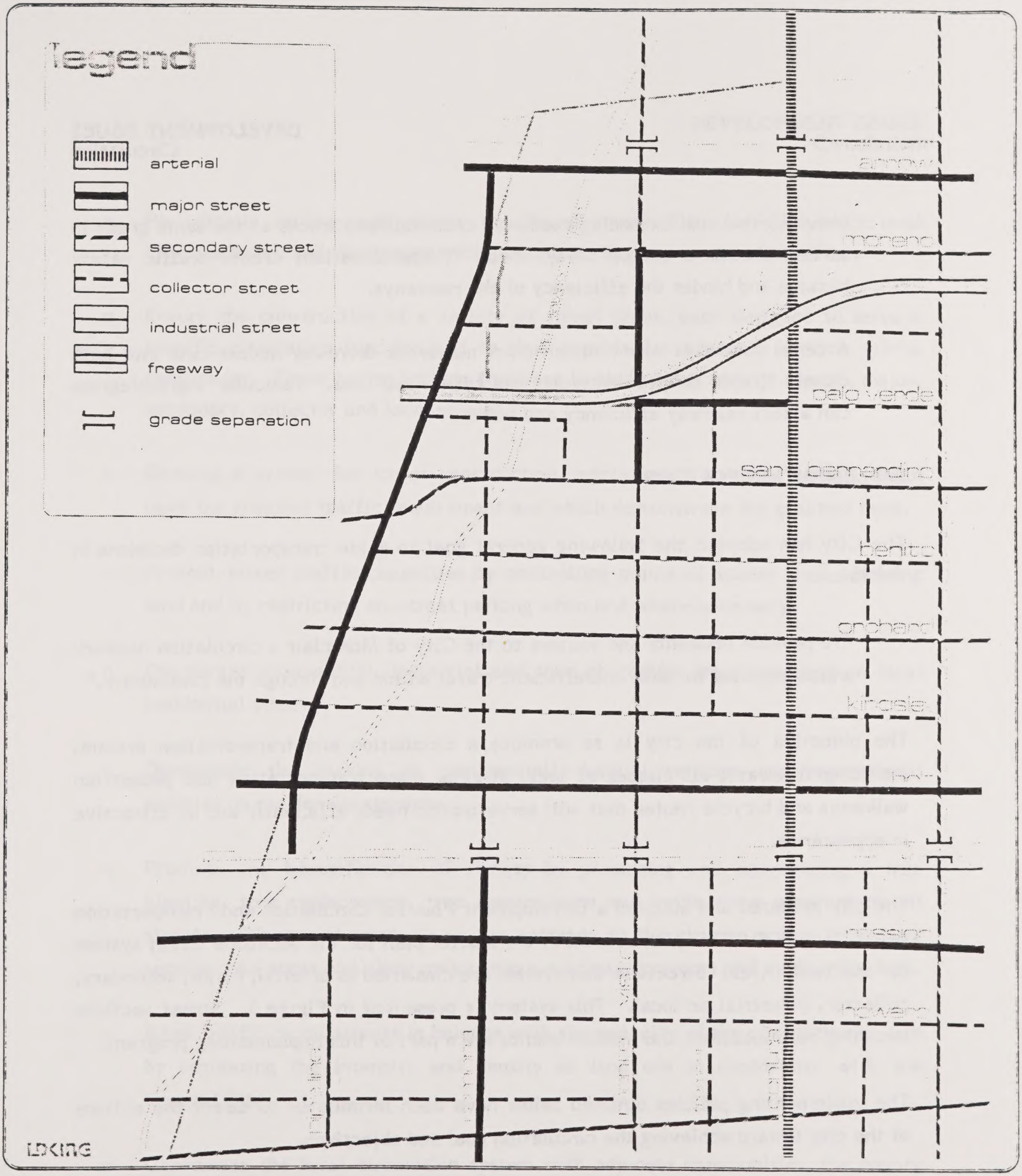
The Cable Airport and Chino Airport are privately owned, public use airports. These airports provide private aircraft tie-downs, aircraft rentals and flying lessons. These airports are the closest to the city for private aircraft operations and will continue to provide important air services to the residents of Montclair.

ISSUES

Urbanization of the Montclair Study Area has followed the patterns established by the network of vehicular circulation systems. This system was largely conceived and constructed prior to the origination of modern planning practice, and accounts for the rigid arrangement of north-south and east-west extending roadways. Land uses have had a direct relationship with the circulation system. Generally, the major arterial roadways have attracted strip commercial uses, residential uses are accessible through interior collector and local streets, and industrial uses concentrate near rail services.

- The vehicular circulation system is reminiscent of previous development trends seldom incorporating street design other than the "grid" type patterns.
- The right-of-way for Monte Vista Avenue was designated in the 1970 Circulation Element for secondary status. The existing right-of-way has been developed to collector specifications. Residential land uses developed along both sides of the roadway preclude attainment of secondary status.
- Several intersections in the study are experiencing an unusually high rate of accidents. The actual cause of the accidents is unknown and varies from intersection to intersection. These intersections include:

  Central Avenue/Arrow Highway
  Central Avenue/I-10 Freeway
  Central Avenue/Palo Verde Street
  Central Avenue/San Bernardino Street
  Central Avenue/Benito Street
  Central Avenue/Orchard Street
  Central Avenue/Holt Boulevard
  Monte Vista Avenue/Palo Verde Street
  Monte Vista Avenue/Holt Boulevard
  Ramona Avenue/Holt Boulevard
  Ramona Avenue/Mission Boulevard
  Mills Avenue/Holt Boulevard



development plan for circulation and transportation

city of montclair
general plan

figure 5

- Many north-south extending roadways cross railroad tracks at the same grade in several locations of the Study Area. These situations create traffic safety hazards and hinder the efficiency of the roadways.

- Arterial roadways often suffer from numerous driveway access cuts into both closely spaced strip commercial and residential uses. Vehicular ingress/egress can affect roadway efficiency and safety.

IMPLEMENTING POLICIES

The City has adopted the following general goal to guide transportation decisions in the future:

> "To provide residents and visitors to the City of Montclair a circulation network which provides for safe and efficient travel within and through the community."

The objective of the city is to promote a circulation and transportation system, including freeways, all classes of local streets, mass transportation and pedestrian walkways and bicycle routes that will serve traffic needs efficiently and be attractive in appearance.

The city prepared and adopted a Development Plan for Circulation and Transportation dated May, 1970. This plan sets forth the master plan for the backbone street system for the Study Area. Streets in this system are classified as arterial, major, secondary, collector, industrial or local. This system is presented in Figure 5. Street sections including curb locations and median islands are a part of this implementing program.

The implementing policies outlined below have been formulated to direct the actions of the city toward achieving the circulation goal and objectives.

- Periodically review and update the Development Plan for Circulation and Transportation and the implementing programs that are a part of this Plan.

- Ensure the construction of a variety of street types, each designed to serve a specific circulation function and to thus provide for adequate service to the community. These routes include freeways (including on- and off-ramps), major, secondary, collector and local streets.

- Develop a system for street construction/improvement on those streets which have the greatest traffic requirement and which demonstrate the greatest need.

- Protect street traffic capacities by controlling points of access from adjoining land and by restricting on-street parking when and where necessary.

- Discourage commercial, industrial and through traffic from traveling on local residential streets.

- Discourage the parking of commercial/industrial vehicles and recreational vehicles on residential streets.

- Promote the beautification of streets by promoting and maintaining a tree planting, tree replacement, tree maintenance and landscaping program on all streets, with special emphasis on the entrance to the city, to screen from view service road areas and along major/minor roadway corridors and median dividers.

- Keep traffic on all streets in balance with the capacity of the circulation system by regulating the intensity and density of land use in conformity with the General Plan.

- Coordinate the local circulation system with adjacent communities, the county and the state.

- Continue promotion of the construction of sidewalks in all residential areas to provide safe pedestrian circulation.

- Encourage additional types of mass transit systems, including rapid transit, and consider the best possible locations for multimodal terminals that will serve the residents, nonresident workers, and visitors of the city.

- Ensure, where possible, the development and maintenance of adequate, efficient, safe and attractive pedestrian walkways between major pedestrian generators.

- Promote the provision of public modes of transportation between strategic locations such as the Montclair Plaza Shopping Center and traffic generators.

- Establish and review improvement priorities for dealing with problem intersections and traffic-impacted circulation.

- Establish and review priorities for grade separations at roadway and railroad crossings. Sources of funding should be explored for these improvements.

- Examine existing truck routings and establish alternate routes for truck travel as a result of problem vehicular conflict.

- Develop a more limited bicycle route plan. Develop a zoning standard to require bicycle racks at public facilities as well as at commercial centers. Where a bicycle route is proposed along a roadway, consider striping for safety purposes, where possible.

- Encourage the development of a recreational and commuter bicycle trail along San Antonio Wash.

- Develop a program for improved freeway service that may include ramp additions and improvements at Monte Vista Avenue and Central Avenue.

- Establish new standards in the parking code relating to compact parking and current parking demand ratios.

- Develop standards that will require adequate and more conveniently located parking be reserved for use by the handicapped and direct that enforcement ensure that these spaces are available for use by the handicapped only in both public and private parking areas.

Bicycle Program Objectives

- Promote the use of the bicycle as a viable and popular alternative to other forms of transportation for both utilitarian and recreational purposes.

- Integrate bicycle planning into areas when new development and major transportation improvements are planned to occur.

- Recognize that the existing bikeway routing plan provides a satisfactory level of service for the community's bicyclists.

Bicycle Program Policies

- Provide bicycle facilities, where possible, that are convenient, accessible, safe, continuous and aesthetically pleasing.

- Promote the establishment of bicycle parking facilities at public and private activity centers.

- Combine the bicycle with other modes of transportation where appropriate, i.e., bike racks at transit centers.

- Review bicycle safety hazards throughout the city and recommend appropriate design mitigation.

- Use existing rights-of-way for bicycle routes where appropriate, including streets, highways, flood control channels, and utility right-of-way.

- Utilize streets which have the least amount of on-street parking in order to minimize hazardous situations.

- Develop design policies and standards regarding bicycle facilities.

- Develop and support a bicycle safety program that encourages adherence to traffic laws.

PRIMARY CIRCULATION SYSTEM

In order that the policies be realized, the following street classifications and standards are set forth:

Freeways

Freeways are intended to carry unimpeded traffic between communities and between major traffic generators such as large commercial, industrial, recreational and residential areas.

Montclair is currently served in an east-west direction by Interstate 10, the San Bernardino freeway. The Pomona freeway (Route 60) south of the planning area also serves the community. Except for the proposed Foothill freeway to the north of the city limits, there are no other proposed east-west facilities which would have an impact on Montclair at this time.

Major Streets (100'+)

Major streets (arterials) are intended to provide for the movement of large volumes of through traffic between large traffic generators and to collect and distribute traffic between freeways and lower capacity traffic carriers. Insofar as possible, direct vehicular access to abutting property should be provided to and from these arterials at limited intervals. Where such access is allowed, it should be subject to well-designed controlled locations of entrances and exits. Parking should be permitted only in off-peak hours when the total roadway is not required for the movement of traffic.

These major arterials are designed to accommodate from four to six lanes of moving traffic with either two or three moving lanes in each direction. Major intersections are controlled by traffic signals. Where possible, median strips should be provided to channel traffic, facilitate left turn movements and improve the appearance of the arterials.

Secondary Streets (88' - 100')

Secondary streets provide for the movement of vehicles to and from local collector streets, major streets, and freeways. Such streets usually have two moving lanes and one parking lane for each direction of flow.

Collector Streets

The collector street system is intended as the intermediate route to handle traffic between the local street system and the secondary and major streets. Also, collector streets provide access to abutting property. This system includes those streets which provide for traffic movements within a relatively small area such as a residential neighborhood. Traffic using the collector streets should have either an origin or destination with the local area.

Local Streets

The local street system is intended to provide for direct access to abutting properties. Local streets feed into the collector system which in turn feeds into the secondary or major street system.

The local street system is divided into classifications which relate to the type of land use on the property served. Local streets in commercial and industrial areas need wider roadways and thicker pavement.

Different standards for sidewalks and parkways are also necessary. Local streets in industrial areas should be developed to standards having a relation to the size of vehicles accommodated.

Industrial Streets

The city has designated certain streets as industrial streets with rights-of-way specifically designed to serve the industrial area set out in the Plan. Due to the nature of the traffic on these streets, special consideration must be given to load-bearing capacity, paving materials, corner radii at intersections and turns. Utilization of industrial streets for parking and loading should be prohibited.

Special Vehicular Ways

(1) Alleys

Alleys are intended to provide access to the side or rear of properties. In addition, the alley may provide locations for utility lines, both above and below the surface and access for sanitation vehicles, fire equipment, or police patrol. They should be properly paved and lighted.

Alleys have been provided mainly in multiple-family residential areas in the City of Montclair.

The General Plan encourages that an extensive program of landscaping and maintenance be initiated to improve the utility and aesthetic quality of the existing alleys in order that they can become a functional and aesthetically pleasing element rather than a wasteland, the ugliness and monotony of which are broken only by the presence of large, unsightly trash containers.

(2) Bridges

The presence of the Arroyo San Antonio in the planning area necessitates a number of bridges for east-west arterials. The existing bridges, in many cases, do not conform to the standards, either existing or proposed, of the corresponding streets of which they are a part. The bridges have, therefore, become a point of traffic congestion. The General Plan proposes that all bridges be improved so that they are capable of handling the design traffic loads anticipated for each of the streets affected.

(3) Offset Intersections

In several places within the community, especially along Phillips Boulevard and Benson Avenue, streets and highways have been developed with offset intersections. This situation makes driving conditions at those intersections unsafe. The full implications of this situation may not be felt until further development takes place in the southern portions of the planning area, creating increased traffic loads on the affected streets. The General Plan recommends that this situation be remedied prior to the time that substantial development takes place.

Coordination with the County Transportation Department and County Planning Department should be developed.

(4) Truck Routes

The city has adopted a Truck Route Ordinance, designating certain streets for the use of delivery vehicles. The ordinance divides these routes into three classifications: unrestricted streets, intermediate truck routes, and restricted streets.

The following streets are noted as "Unrestricted Streets":

Arrow Highway from the westerly city limits to Benson
San Bernardino freeway from Mills to Benson
Palo Verde from Monte Vista to Central
Holt Boulevard from Mills to Benson
Fifth Street from the westerly county line to Benson
Mills from Holt Boulevard to the city limits north of Moreno
Monte Vista from Palo Verde to Arrow Highway
Central from the northerly city limits to the southerly city limits

San Bernardino Street from Mills to Benson, and Monte Vista from Palo Verde to San Bernardino, are listed as "Intermediate Truck Routes" for any vehicle that exceeds a maximum gross weight of sixteen thousand pounds.

All other streets in the city are considered to be "Restricted Streets" for any vehicle that exceeds a maximum gross weight of ten thousand pounds.

(5) Railroad Grade Separations

In order to assure the safe vehicular crossing of railroad tracks, the following grade separations across the Southern Pacific and Union Pacific, in addition to the existing one at Central Avenue, are recommended:

Ramona Avenue
Monte Vista Avenue
Benson Avenue

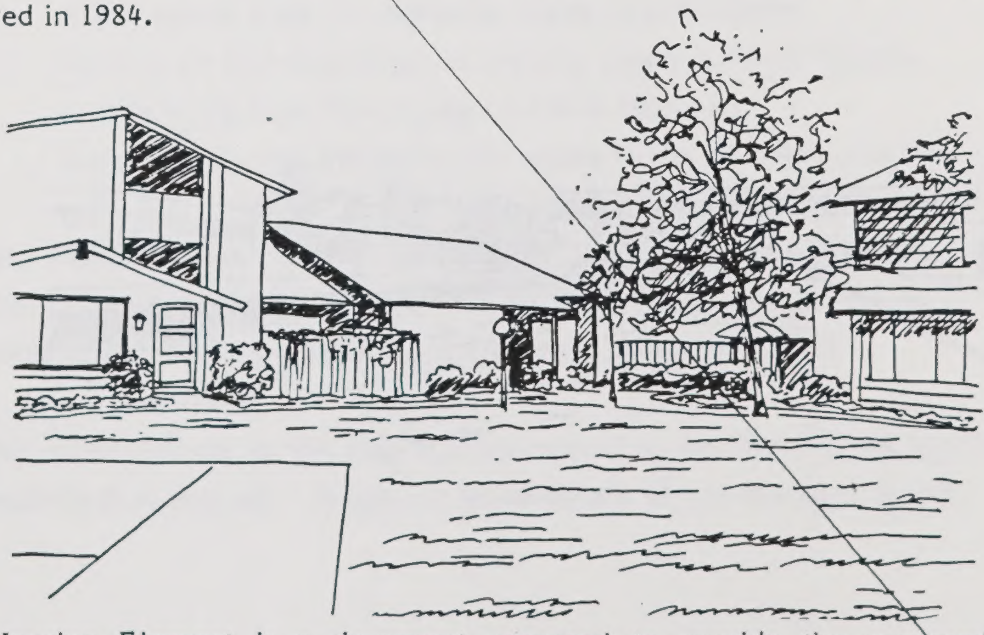
In the northerly part of the planning area, grade separations are recommended across the Atchison, Topeka and Santa Fe tracks at:

Monte Vista Avenue
Central Avenue

HOUSING

INTRODUCTION

The following Housing Element reflects amendments, made in 1984, to an existing Element which was adopted in 1983. The 1983 Element was prepared to comply with current state housing element law (Article 10-6; Sections 65580-65589.5). The Element has been amended, also in compliance with this law, as part of the mandatory revision process. The amendments focus on incorporating updated demographic data from the 1980 Federal Census, particularly within the Existing Setting Report of this General Plan. The amendments also reflect a re-analysis of local needs, constraints, adequate sites for housing, and programs. The amendments also incorporate the 1983 SCAG Regional Housing Allocation Model (RHAM) and adjust local needs and programs to reflect the model. Finally, the Element has been amended to reflect comments, where feasible, received from the State Department of Housing and Community Development (HCD) after the adoption of the 1983 Element and any comments received in 1984.



The Housing Element is a document prepared to provide the community and its decision-makers with an understanding of the housing needs of the Montclair study

CITY OF MONTCLAIR
1990 HOUSING ELEMENT
REVIEW AND UPDATE

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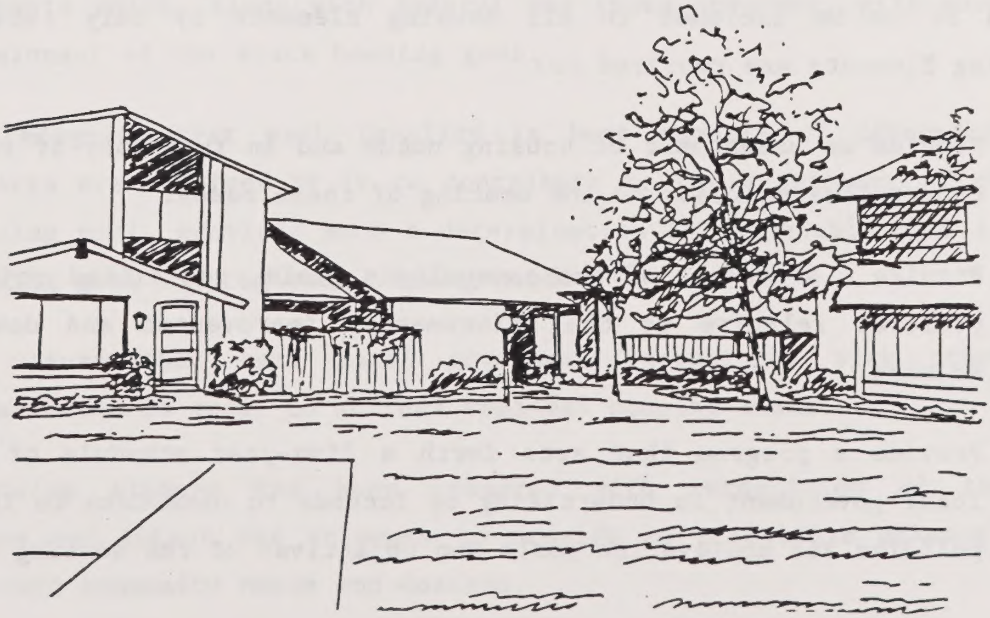
HOUSING

INTRODUCTION

The following Housing Element reflects revisions, made in 1989, to an existing element which was adopted in 1983. The 1983 element was prepared to comply with the current State Housing Element Law (Article 10-6, Sections 65580-65589.5). State law also requires that local jurisdictions update their housing element every five years. This housing element revision therefore is an effort to comply with this statute.

The revision reflects a re-analysis of local needs, constraints, adequate sites for housing, and programs. The revision also incorporates the 1988 Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) figures and adjusts local needs and programs to reflect the model. Finally, the element has been revised to reflect comments, where feasible, received from the State Department of Housing and Community Development (HCD) after the adoption of the 1983 element.



The Housing Element is a document prepared to provide the community and its decision makers with an understanding of the housing needs of the Montclair study area. This determination of housing needs should then provide the necessary guidance and direction to decision-makers in their determinations related to housing. In this way, housing decisions are made which truly reflect the needs and desires of the Montclair community. This point is very important since housing needs differ greatly from one community to another. Certainly no one can better determine housing policies for Montclair than its residents and chosen officials. It is to this end that this element is presented.

STATE POLICY AND AUTHORIZATION

California State law (Section 65302-C) requires that each city and county have, as part of its General Plan, an adopted housing element. The housing element became a mandatory General Plan Element in 1969. It is one of seven total General Plan Elements which are required by State law. In 1980, the State Legislature enacted the Department of Housing and Community Development (HCD) guidelines into law. Since becoming mandatory requirements, minor amendments have occurred. The most recent amendment pertains to item 4 below which is to be included in all Housing Elements by July 1989. Briefly, Housing Elements are required to:

1. Provide an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.

2. Provide a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing.

3. Provide a program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

4. Identifies sites for emergency shelters and transitional housing, if it is determined that there is a need for such housing as a result of housing assessment.

The state law indicates that local communities, through their housing elements, should develop a course of action dealing with three primary areas of concern. These are as follows:

- To provide standards and plans for the improvement of housing.
- To provide standards and plans for the provision of adequate housing sites.
- To adequately provide for the housing needs of all economic segments of the community.

In enacting state law regulating housing elements, the legislature noted their intent as follows:

- To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- To ensure that each local government cooperates with other local governments in order to address regional housing needs.

This housing element has been prepared with recognition of the above objectives and intent and attempts to provide an acceptable balance between the city and community needs and desires.

PURPOSE AND INTENT

Housing is of concern to a great number of people. However, this concern, though shared by many, is not always for the same reasons. A housing element must deal with these real life concerns, but within the framework provided by state law. Therefore, a primary purpose of this housing element is to examine community concerns and to incorporate a realistic course of action to deal with them in a manner that is tailored to the responsibilities, powers and resources of the City of Montclair. In addition, this element attempts to fulfill the following purposes:

- To provide an opportunity for the community and its decision-makers to decide upon and establish a unified, coordinated, and realistic short- and long-range course of action to deal with community housing concerns.

- To provide a compilation of goals, policies, and attainment strategies in line with the desires of the community insofar as they are related to housing, including the City Council, Planning Commission, Community Action Committee, City staff, and additional groups and organizations within Montclair.

- To provide a means for the continued enhancement of the quality of life, health, and safety for all residents, current and future, in Montclair.

- To reinforce current goals and policies as they are reflected in other elements of the General Plan through overall Plan consistency.

- To foster community pride and stability by encouraging and maintaining those housing opportunities which provide the most attainable and desirable lifestyles for residents to the community.

The essential function of the Housing Element, once it is officially adopted, is to be used as a basis for the day-to-day decisions and activities of the city. For example, it can be used as a framework for the evaluation of specific development projects as they are submitted to the city. The Housing Element is a means of conveying city policies to the private sector and to the city staff, who would otherwise be working without direction. In addition, the Housing Element can be used as a plan for action by the city in terms of initiating programs and committing funds to specific activities.

ORGANIZATION OF THE HOUSING ELEMENT

As previously touched upon, the state law pertaining to housing elements requires two basic components:

> An assessment of housing needs and an inventory of resources and constraints relative to the meeting of these needs.
>
> A housing program, consisting of two parts:
>
> - A comprehensive problem-solving strategy establishing local housing goals, policies and priorities aimed at alleviating unmet needs and remedying the housing problem; and,
> - A course of action which includes a specific description of the actions the locality is undertaking and intends to undertake to effectuate these goals, policies, and priorities.

This housing element attempts to delineate the city's housing problems and set forth a program of action in accordance with state requirements and city objectives.

The Existing Setting Report of this General Plan serves as the principal data base and analysis document for this and all other elements within the Plan. The determination of "issues" or "characteristics" in this element is based upon that initial analysis.

It should be noted that the Housing Goals and Objectives, which respond to the "issues," are fairly general in nature. A more specific implementation program can be found within the Housing Development Plan which, among other development plans, is designed to implement the policies of the General Plan.

RELATIONSHIP OF THE HOUSING ELEMENT TO OTHER GENERAL PLAN ELEMENTS

State law requires that general plans be consistent throughout and that provided policies be integrated so as not to cause conflict between one element and another. This, of course, can sometimes be difficult because community desires change and are necessarily divergent, depending on the subject at hand and the time period in which it is evaluated.

It is important to review all elements of the General Plan when amendments are contemplated in another element. This element is consistent with the remainder of the adopted General Plan.

Elements of the General Plan which may have particular bearing on this housing element are as follows, with a brief statement of shared relationships. It should be noted that not all of the listed elements are required by state law, and in fact, some of the optional ones have been included within Montclair's adopted General Plan.

*Land Use:

Important determinant of available residential land and the relationship housing will have to other land uses.

*Circulation:

Delineation of road system and transportation network which may be available to provide access to housing.

*Conservation/Open Space:

Determination of areas which may be unsuitable for housing in order to adequately consider the existing environment and/or future residents as well as ensuring an adequate supply of public open space.

*Safety:

Identification of element factors which may affect housing location as well as provide construction standards which may be needed to mitigate potential earthquakes, flooding, wildlife, urban fires, slope instability, and other geological hazards.

Public Safety:

Establish the limits of existing safety levels in the community (police, fire, civil defense) to be sure housing can be adequately served.

*Noise:

Compilation of noise exposure information to be used as guidelines for use in achieving noise-compatible land use.

Public Facilities:

Review of municipal capital improvements at a level adequate to meet existing and future residential needs.

Special Study Areas:

Identification of areas and methods whereby innovation may yield alternative and affordable housing, generally in close proximity to commercial uses.

Community Design:

Sets minimum standards of aesthetics, layout, and community theme. Effect on housing is to ensure long term quality environments. Care must be taken to balance quality and affordability.

Economic Development:

Analysis of existing and future community economics which may have significant impact on the amount and type of housing which can or should be encouraged.

Energy:

Identify opportunities to utilize energy more efficiently within residential areas which may improve their utility and long-term affordability.

Historic Preservation:

Identification of housing which should be preserved for historic, architectural, or cultural reasons and methods of doing so.

(Asterisk (*) indicates state-mandated elements; the other mandatory element is "housing.")

INTERGOVERNMENTAL AND INTERAGENCY COOPERATION

Cooperation between various government and local city departments is vital to achieving the established goals, policies, and programs of a housing element. The city needs to encourage a coordinated effort by working with staff people from other cities and federal, county, and state agencies, regional bodies, and adjacent jurisdictions. Coordination is also important between individual city departments. It is important that any differences in philosophy or practice be resolved as smoothly as possible so that efforts can be channeled toward common goals--in this case the provision of adequate housing for all persons. When conflicts do arise, it is advisable to consider compromises which may have the effect of satisfying opposing viewpoints. These compromises, however, should never run directly contrary to established or expressed community policy, no matter how persuasive opposing viewpoints may be.

In fostering cooperation in order to meet goals, the absolute key is keeping the lines of communication open. When communication breaks down, very little can be accomplished.

Recently there has been an improved working relationship between the San Bernardino County Planning Office and the City. Comments and recommendations by the city regarding proposed development in the city's unincorporated study area in the past were not always taken into consideration by the county. However, the city and county have begun working together in the development review process. The county office now recommends that prospective developers utilize city development standards and acquire city approval prior to obtaining county approval. These cooperative efforts have the effect of fostering reasonable development, including housing, within the unincorporated Montclair Sphere of Influence. For example, joint planning allows potential extension of and use of the Montclair sanitary sewer system in this area. Lack of sanitary sewers is perhaps the greatest hindrance to new housing within the unincorporated area.

POPULATION

The housing stock in the Montclair study area is one of the single most important commodities to the viability of the community. However, an analysis of housing data by itself is not useful unless it can be assessed in relation to the community population characteristics that the housing stock supports. The provision of adequate quality housing in correct proportion to other land uses as well as the attainment of state mandated housing goals will ultimately enhance the quality of the study area living environment.

- The population of the Montclair General Plan study area in 1988 was 30,783 which includes 25,383 residents within the incorporated boundaries and, 5,400 within the unincorporated county areas.

- The population of the study area in the year 2000 is projected to be 41,500. See figure H-1 for city and study area projections.

- The trend in Montclair as well as the entire United States is toward smaller average household size. The average household size was reduced from 3.1 persons per household in 1980 to 3.06 persons/household in 1988.

- The median resident age has increased from 23 years old in 1970 to 26.1 years old in 1980. While the study area seems to be aging, it is still far below the county median of 28 years of age.

- The study area, using 1980 statistics, is primarily white Caucasians constituting 69% of the total population. Hispanics and Blacks comprise 20% and 7% respectively of the population. The remaining 4% of the population includes American Indian (.06%), Asian (5.5%) and other ethnicities (2.44%).

- The average years of school completed in Montclair is 12.1 which is slightly less than the county as a whole (12.2%). Sixty-six percent (66%) of the population have graduated from high school, while 3% have not completed elementary school.

- Residents of Montclair have a higher average household income than the county as a whole, $33,412 and $32,200 respectively, but less than the

POPULATION TRENDS - PAST AND PROJECTED
1981 SANBAG PROJECTIONS

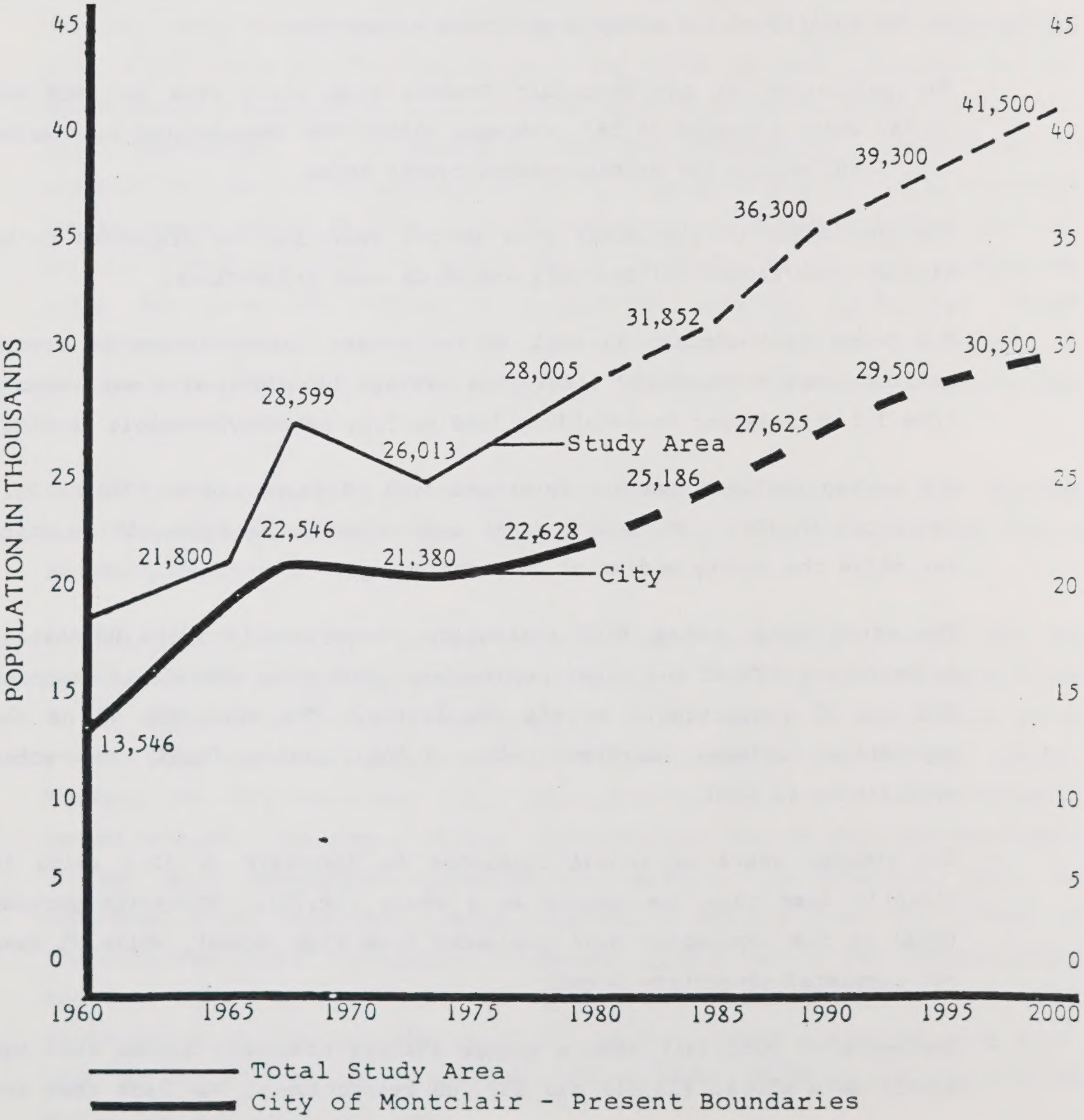


FIGURE II-1

more applicable West San Bernardino Valley median of $36,303. Based on Department of Housing and Urban Development Standards, in 1980, 45.3% of the population was classified as low income, 24.3% of the households were considered moderate income, and 30.4% were high income.

- In 1980, 89% of males in the labor force were employed, while 76% of the females in the labor force were employed.
- In 1980, Montclair had almost twice the percentage of retired people (18%) than the county as a whole.
- The largest majority (31%) of heads of households were employed in two occupational categories--craftsman, foreman, and kindred workers, and professional, technical and kindred workers.

As of 1980, only 10.4% of the population work in the City of Montclair. The largest majority work in Los Angeles County. However, the San Bernardino County job market is among the fastest growing labor markets in the nation. SCAG projects an increase of 180 percent employment from 1984 to 2010 in the west end of San Bernardino County. Montclair, therefore, anticipates capturing a percentage of this increased job market thereby raising the percentage of Montclair residents who work within the City.

JOBS/HOUSING BALANCE RATIO

The City of Montclair attempts to balance its efforts to create a range of housing opportunities with its other regional responsibilities. For example, Montclair is addressing air quality and transportation concerns of Southern California and the west San Bernardino Valley. The city has historically provided employment opportunities to many residents of surrounding communities (i.e., Ontario, Upland, Rancho Cucamonga) which are larger and have experienced extreme housing growth. These cities have tremendous land resources which permit substantial housing and population growth. At the same time, Montclair's location on the I-10 corridor and at the county line lends itself as a commercial center of activity and jobs, even with its limited area of approximately five (5) square miles. This is evidenced by the city's job/housing balance ratio as indicated and projected by the Southern California Association of Governments (SCAG) and Caltrans, as indicated below:

		Jobs	Housing	Ratio
A.	1987			
	Montclair	11,781	8,844	1.33
	West San Bernardino Valley			0.99
B.	2010			
	Montclair	18,181	12,259	1.48
	West San Bernardino Valley			1.15

HOUSING CHARACTERISTICS

Virtually every other aspect of community planning is, directly or indirectly, influenced by housing characteristics. The provision of adequate quality housing in correct proportion to other land uses as well as attainment of state-mandated housing goals will ultimately enhance the quality of the study area living environment.

- Approximately 93% of the city's single family housing is older than 15 years. Most of these homes were developed in the same time period and consist primarily of homogeneous housing types with few locations of mixed housing types. Units of similar age characteristics can be expected to decline in similar increments.

- Approximately 35% of Montclair's population has remained in the same house for over 10 years. Experience has substantiated that renter families are far more transient than owner-occupied residents. Housing characteristics vary for concentrations of predominantly renter-occupied families. Rental units are primarily confined to multiple-family residences which, in the study area, are associated with lower incomes, slightly higher vacancies, higher crimes, high fire response, increased minority and elderly concentrations, deteriorating housing with maintenance problems, and a greater share of families in need of housing assistance. Owner-occupied units generally are associated with single-family residences, with moderate incomes, fewer minority concentrations, higher quality, well-maintained housing, and larger average household sizes.

- Housing in the Sphere of Influence can be divided into three groups: conventional single-family, mobile homes and estates. Generally, the area west of Monte Vista in the "Sphere of Influence" contains the single-family units and mobile home parks. Few undeveloped parcels remain and future development opportunities are limited. The area east of Monte Vista has several land uses, including agricultural lands, vacant parcels, single-family and estate-type homes. The trend has been, and should continue to be, to retain the rural character of the area by constructing new one-half acre estate homes.

- Mobile home development has occurred in large parks with minimum standards of development. Several of the older parks were developed adjacent to industrial and commercial uses and have generally declined in quality largely due to the incompatibility of uses. These mobile homes are located in parks where the spaces are rented by tenants. Community survey results indicate additional "own-your-own-lot" mobile home parks are an acceptable form of affordable housing, especially for the elderly. Conversely, the community is generally opposed to more "rental" mobile home parks.

- Multiple-family residential in the city has shown signs of deterioration where tenants are renters. Many of these apartments are on small lots, developed with 10-12 units concentrated in a few large areas. These units typically offer the lowest rents in the city and have the highest vacancy rate in addition to overcrowding conditions. This situation has recently improved, however, over previous years. Rent increases have been utilized to make essential housing condition improvements, resulting in lower vacancy rates.

- The percentage of rental housing compared to owner-occupied housing is declining due to the construction of new owner-type housing.

- The primary attraction in Montclair is housing due to its availability and financial investment opportunities.

- Scattered residential "eyesores" bring down area housing values and can be contagious to surrounding neighborhoods.

- Most affordable residential sites are adjacent to low income, depressed areas.

- The average age of persons in the study area is expected to rise, and a housing deficiency for senior citizens can be expected.

- Approximately 11.5 percent of Montclair households have one or more disabling handicaps. A current housing shortage exists for handicapped persons.

- Housing prices have risen substantially in the past few years. San Bernardino County home prices rose 15.5% between 1987-1988 (TRW Real Estate Market Information). The 1988 median cost of a house in San Bernardino County is $101,270. However, in 1988 the average priced home in the West San Bernardino Valley was $140,088. Montclair home prices are among the most affordable in West San Bernardino County. The average home sales price in 1988 was $101,260 per unit (See Figure H-2).

HOUSING CONSTRAINTS

There are numerous constraints which must be overcome in the production of housing. These constraints fall into numerous categories; some of which may be adjusted, some which logically should not be adjusted, and others which neither the city nor local developers have any power to change. Regardless of the category, all constraints have the potential of contributing to the ultimate cost of housing.

Market Constraints

There are numerous factors which influence the feasibility and cost of privately developed housing. Within the market area, there is a demand for a wide range of housing types and price categories. Which demands will be

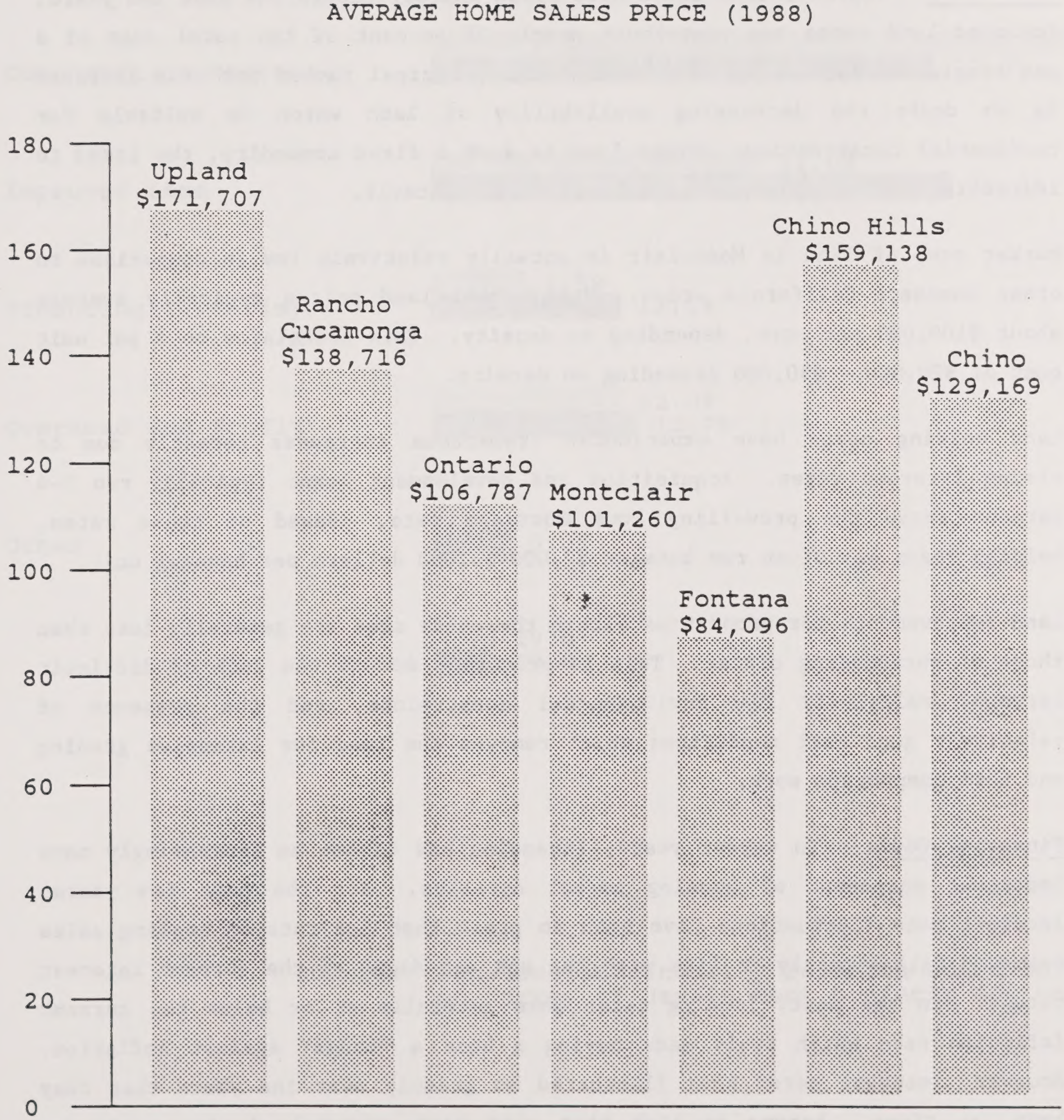

AVERAGE HOME SALES PRICE (1988)
180
160
140
120
100
80
60
40
20
0
Upland
$171,707
Rancho
Cucamonga
$138,716
Ontario
$106,787
Montclair
$101,260
Fontana
$84,096
Chino Hills
$159,138
Chino
$129,169

FIGURE H-2

satisfied usually depends on the developer's interpretation of demand, the costs of land, construction, financing and the developer's margin of profit.

Major cost components for a new single-family house are illustrated in Figure H-3.

Land Costs - Improved land costs have risen sharply within the past ten years. Improved land costs now contribute nearly 28 percent of the total cost of a new single-family home in California. The principal factor for this increase is no doubt the decreasing availability of land which is suitable for residential construction. Since land is such a fixed commodity, the trend to increasing land costs is not likely to reverse itself.

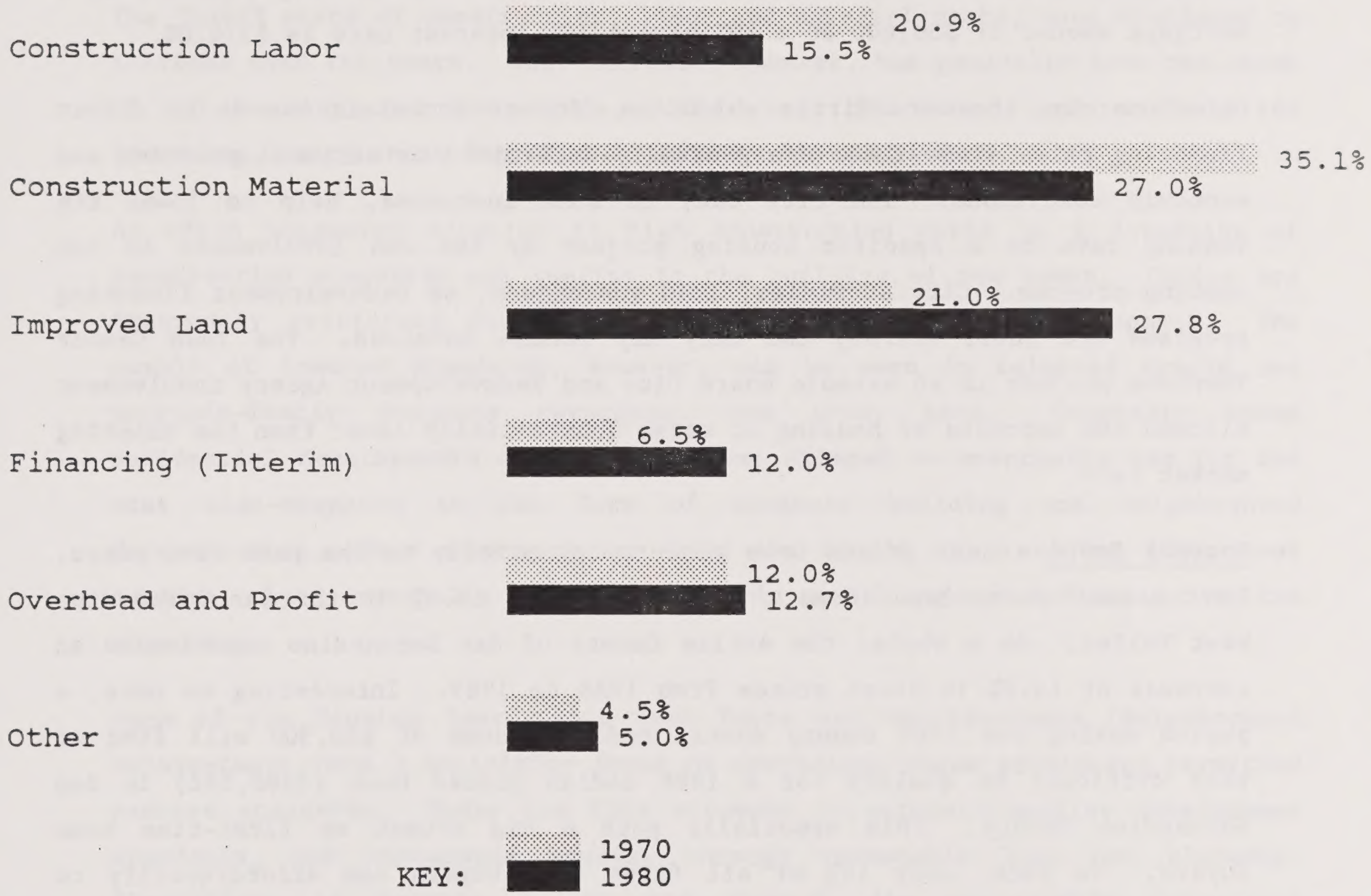
Market cost of land in Montclair is actually relatively low in comparison to other Southern California areas. Residential land prices typically average about $100,000 per acre, depending on density. This translates to a per unit cost of $20,000 - $30,000 depending on density.

Land holding costs have experienced tremendous increases recently due to rising interest rates. Acquisition and development loans typically run 2-4 percent above the prevailing home mortgage rate. Based on these rates, holding costs may often run between $2,000-$3,000 dollars per housing unit.

Land improvements for properties within the study area are generally less than those of surrounding cities. This is primarily due to the lack of difficult terrain, relatively few environmental constraints, and the presence of relatively good soil conditions which removes the need for extensive grading and soil compaction work.

Financing Costs - In recent years, financing has become an increasingly more important component of housing market dynamics. For the past few years, interest rate fluctuations have been so great that the rate of housing sales seems to fall directly in line with the ups and downs of the current interest rates. In the past, lending rates were generally at or below the current inflation rate which truly made buying a home a "hedge" against inflation. However, interest rates have fluctuated so greatly over the years that they have, at times, become so high that they have overwhelmed the purchasing ability of a prospective buyer. Today's interest rates are substantially

MAJOR COST COMPONENTS FOR A NEW
SINGLE FAMILY HOUSE
STATE OF CALIFORNIA



source: construction industry research board based on survey of development projects and estimates.

FIGURE H-3

lower than the record-setting rates of 1982-83, however, they are still high enough to put some prospective buyers out of the house market. Interest rates cause substantial increases in the monthly payments required for the same mortgage amounts. For instance, the difference between monthly payments on a mortgage amount of $80,000 at a 10% versus 16% interest rate is $374.00.

Unfortunately, there is little which the City of Montclair can do to affect financing rates since these are generally determined by national policies and economic conditions. The city can, in some instances, help to lower the lending rate on a specific housing project by its own involvement in the lending program. City subsidies, loan guarantees, or redevelopment financing programs are tools whereby the city may become involved. The Town Center Townhome project is an example where City and Redevelopment Agency involvement allowed the purchase of housing at rates substantially lower than the existing market rate.

Housing Costs - Land prices have risen substantially in the past five years. In the past year alone, home prices have risen 19.1% in the San Bernardino West Valley. As a whole, the entire County of San Bernardino experienced an increase of 13.4% in house prices from 1988 to 1989. Interesting to note, a person making the 1988 county annual median income of $30,300 will find it very difficult to qualify for a 1988 median priced home ($108,392) in San Bernardino County. This especially puts a big crunch on first-time home buyers. To date, only 16% of all first time buyers can afford/qualify to purchase a median priced home.

Unfortunately, the city is not able to control escalating home prices. What the city has done, however, is created a small lot overlay zone which was established to better provide home purchase opportunities for first time buyers. The homes are built on smaller lots yet still maintained a standard single-family housing tract appearance. By using this development option, the developer is able to cut costs which are then passed on to the home buyer.

Construction Costs - Actual construction costs for a single-family home currently total approximately 42 percent of the total cost of a new home. This includes the cost of materials and labor. Average construction costs at present for wood frame construction are from $43-$59 per square foot for a single family home and $39-$47 per square foot for multiple-family unit construction. The range variation accounts for the difference in quality and amount of amenities.

The "hard" costs of construction, labor and material costs, have continued to increase over the years. That increase, however, has generally been the least of all housing cost components. Other cost increases, such as land and financing, dwarf these "hard" cost increases by comparison.

An often suggested solution to high construction costs is a lessening of construction standards and quality in the building of new homes. Cities are frequently criticized for their demand for "extras" in development. The result of lowered standards, however, can be seen in selected tracts and multiple-family projects throughout the study area. Generally those residential developments where quality was skimped on eventually pay for the cost side-stepping in the form of advanced building and neighborhood deterioration. Poor standards may have the result of providing lower cost housing, but eventually this results in a blighting influence on the community.

Much of the Housing Improvement Task Force and NeighborWorks (Neighborhood Reinvestment Corp.) activities focus on correcting these previously permitted reduced standards. Today the City attempts to maintain quality development standards, but encourages housing through reasonable land use planning, flexibility in housing types, and through its partnership (sometimes financial) with the Department of Community Development and Redevelopment Agency.

Government Constraints

The existing policies, plans, permit requirements, fees, and processes of the local community often serve as very real constraints to the production of housing. While there may be such governmental constraints currently existing within the study area, it is important not to do away with those regulations or processes which protect the community in the long run.

Land Use - The city's policies and standards for land use control are primarily dictated by the adopted General Plan elements and implemented through the Zoning Ordinance. All of the General Plan elements have an effect on housing production to a certain extent, although the Land Use Element sets the framework by allocating the amount and distribution of various land uses throughout the study area.

Approximately 40% of the total study area is planned for low density residential use. This is the predominant city land use and is evident by the large number of exiting single-family detached units. This predominance of single-family areas reflects the prevailing pattern of the sub-region in which Montclair is located. The majority of this low density area is already developed with single-family homes.

The more critical factor whereby land use policies affect housing is in terms of designating a sufficient amount of vacant land for residential development. Of the 280 vacant areas designated for residential development as of 1983, 100 acres have been developed. This leaves the Montclair study area with a total of 180 vacant acres available for residential development.

Generally, the city's approach to providing adequate land resources for affordable housing has been to increase the amount of land available for moderate housing densities (14 DU/AC) rather than to limit the community to a few sites with very high densities. Montclair has had a number of poor experiences with very high density housing and presently finds these housing areas to be an overwhelming drain on city resources (police, fire, etc.) besides being very poor environments for housing. While the lack of very high density sites may serve as a constraint to the development of this housing type, the city finds that to do otherwise would be environmentally and economically taxing on the community's resources. Very high densities are generally better suited to areas having a very large employment base and the resources (e.g., transportation services) to accommodate a dense population.

One method the city has experienced success with in resolving land use constraints is the specific plan. Specific Plans have been used in the community since the early 1970's to provide the best combination of land uses and methods of development in areas which have special planning needs. The principal such special areas are the previously identified "Special Study Areas" which parallel the city's major circulation routes. Specific plans have enabled the city to maintain the commercial base in these areas yet still provide adjacent housing which meets the community's housing needs as well as providing a support community for the resultant adjacent jobs and services.

A third type of housing use, beyond single or multiple-family, is the use of mobile homes and/or manufactured housing. In 1981, the City of Montclair adopted provisions to provide for the construction of manufactured housing on individual lots. A specific area of the city was set aside to accommodate this affordable form of housing. In 1988, State legislation required that all R-1 areas permit manufactured home placement, further encouraging such housing. Manufactured housing requires the same Precise Plan of Design approval as conventional housing, and the same development standards apply.

Demand, however, has apparently not been strong enough in the area to support the construction of manufactured housing in this manner. The city has yet to receive a single application for manufactured housing on individual lots(s). Factors such as a surplus of low cost existing mobile homes, proximity of several "own your own lot" mobile home parks in the vicinity, and the relative afforability of conventional housing in this area no doubt contribute to this apparent lack of demand.

Development Controls - The principal method of development control for the study area is the Zoning Ordinance. The residential standards found within the Zoning Ordinance are generally quite typical as compared with other local communities. For the most part, the zoning regulations do not significantly constrain the production of housing.

Multiple-family development, primarily apartments, constructed in the city prior to the ordinance, however, has historically presented the greatest concentration of over-crowding, crime, and neglect throughout the city. The ordinance is an attempt to ensure that this relatively affordable form of housing can continue to be constructed yet still provide an acceptable living environment for the existing and prospective residents of the community. It is believed the ordinance is ultimately more likely to provide decent housing for the community than the previous situation where much less development control took place.

One local planning tool which is commonly perceived as a constraint to development is the use of a growth management plan. Growth management plans purposely act as a constraint to development in order to properly allocate infrastructure.

Montclair adopted a growth management plan in 1978 in order to provide some guidance and order for future housing development growth. The purpose of the plan is to stabilize the residential growth rate, to avoid potential violation of state water quality mandates, and to preclude impaction of local infrastructure, particularly the sewage system. Regional sewer water treatment impaction requires the limitation of new sewer permits. The plan utilizes a point rating system to determine which housing developments shall receive infrastructure allocations. The plan goes into effect only during periods where infrastructure resources are in limited supply. The plan is currently inactive.

During the periods of very active residential construction, the plan could place some constraint on development. However, in fact, the plan permits up to 500 units per year, a sizable number for Montclair, actually resulting in little or no constraint.

Furthermore, the plan has several features which encourage the development of housing which meets affordability needs over other projects. Preferential points are awarded for projects defined by the Federal Government as "low income," for projects with particular emphasis on energy conservation, and for projects which evidently will be built promptly rather than being marketed by land speculators. In conclusion, it is believed that the Montclair growth management plan does not act as a constraint to development and that it may ultimately provide a stimulus for the construction of more affordable housing. Continued adequacy of infrastructure resources could be justification for eventual phasing out of the growth management plan altogether.

The city utilizes other forms of development controls to ensure preservation of housing resources, particularly those affordable or serving special need groups such as the elderly. The city's condominium conversion ordinance makes it very difficult to convert apartments where persons of fixed or limited incomes reside to condominiums. Current development is carefully monitored to ensure that affordable housing resources are not removed or impacted. Careful consideration as to the future of the city's mobile home parks is such an example. In order to further protect the mobile home residents from escalating rents, the City established a Mobile Home Rent Control Ordinance in 1985. This ordinance limits rent increases to 80% of the annual percentage of cost of living. For instance, if the annual cost of living percentage is 5% for one given year, the maximum allowable rent increase could not exceed 4.2% of the existing rent (80% of the cost of living index). There are currently 577 mobile home units in the city which are affected by this ordinance.

The City of Montclair has adopted the 1985 Uniform Building Code (UBC) which establishes minimum construction standards. Localities which have adopted the UBC are permitted to impose more stringent requirements; however, lesser standards than the UBC cannot be used. Because the city cannot reduce construction standards by revising the city code, the subject of whether or not the Building Code is a constraint to housing production seems pointless. Further, safety cannot be compromised, regardless of housing needs.

Provision of Infrastructure - Residential developers are required to provide all necessary infrastructure improvements. These improvements, commonly referred to as "off-sites" include streets, sidewalks, curb and gutter, lighting, storm drains, sewer lines and connections, and street trees.

The cost of these improvements varies from one development to another due to type, design, and location. An analysis of several recently completed tracts shows per unit infrastructure costs ranging approximately $2,114 per dwelling unit in a multiple-family development, and approximately $5,548 per unit in a single-family development. Multiple-family developments typically have lower infrastructure costs than single-family developments because of less street frontage and total land area per dwelling unit.

It is noteworthy to mention that these costs are lower figures than which were identified in the 1984 element. This in part is due to the fact that the city does not impose any improvement or frontage fees (i.e. drainage, streets, etc.) like some of the surrounding cities do. These savings, nonetheless, are then passed on to the home buyer making Montclair more affordable than many of its neighboring cities.

One notable factor about the cost range of improvements that is of particular concern to the unincorporated and newly annexed areas of the study area, is the very large cost involved in providing sewer service. Since the sewer mains frequently do not exist in these areas, the cost of line extensions to connect to the nearest line can often be prohibitive. Clearly, this situation may present a constraint to housing production in those areas.

City participation, particularly through the Redevelopment Agency, is sometimes used to offset these off-site improvement costs.

The previous policy of the city regarding sewer connections was that properties must be annexed to the city in order to connect to the city sewer system. However, a rigid policy of requiring annexation in some cases can be so cumbersome and time consuming that developers continue using private septic systems, and in many cases properties stay in the county longer and may develop at standards that are less than desirable from a city's viewpoint. As a result, in 1988 the city established "Non-revocable Agreements to Annex" which are recorded with the property title. What this does in essence, is permit the property owner to connect to the city sewer system in exchange for development of the property to be done so in accordance with city development standards. It also establishes a non-revocable binding agreement requiring the property owner to consent to annexation when the time arises for the area to proceed with annexation.

Developers are also generally required to provide the mainline improvements for utility service (e.g., water, natural gas, electricity). The city, however, has no control over the costs of these improvements to developers. It is notable, however, that most utility companies take the same position as the city--that private development should pay for itself and not be subsidized by existing users or residents.

The city also requires that residential developments dedicate park land or pay park development fees in lieu of dedication. Ordinances to this effect require park land at a ratio of 3.0 acres per 1,000 population, in line with state provisions.

Due to the very high cost of land, most developers prefer to pay the city's in-lieu fees which are comparable to other cities in the area.

Approval Fees and Processing - All private development(s), including housing projects, within the city are required to obtain necessary permit approvals prior to actual construction. The type of permits necessary varies with the project, dependent on the planned land use, zoning, housing type, number of units, ability to meet development standards, and environmental constraints. Some of the permits are strictly city mandated; however, the majority are required by state planning and zoning laws.

Permit processing in Montclair is similar to most other cities in that it begins with a staff review and is concluded with Planning Commission and/or City Council approval. An important element in the city's processing is the early consultation and evaluation of each project by the Planning staff and the Development Review Committee, a multi-departmental staff review. This preliminary review serves to identify problem areas early and avoid troublesome delays. The use of concurrent application processing also aids in providing a smooth and efficient approval process. The use of the Development Review Committee and concurrent processing results in noticeably reduced processing times as well as a smoother, more trouble-free process. Following are some typical residential development approval time frames:

Individual single-family dwelling	4 weeks
Small (less than 5-unit) single family subdivision	6 weeks
Single-family tract	6-8 weeks
Multiple Family Development	6-8 weeks

These times may vary when particular environmental or design difficulties arise, or when exceptions to city ordinance requirements are requested. Without a good preliminary review and concurrent processing, processing times may take 1 1/2 to 2 times as long. It should be noted that building plan check adds from 4 to 8 weeks additional processing time depending on the complexity of the construction.

Application fees for development approvals vary from one type of project to another. The city periodically adjusts its fees to reflect the processing costs incurred. Surveys indicate that Montclair's fees are generally lower than most of the surrounding communities and that these fees are always lower than the actual cost of processing.

A 1982-83 Building Industrial Association (BIA) survey provides a comparison of administrative and capital improvement costs required by cities within the San Bernardino County West Valley area, including Montclair. (This is the most current survey for these cities.) The survey indicates Montclair to have the lowest cost, of all nine cities surveyed, for the construction of a typical home. Montclair's fees and improvement requirements have not changed since this survey was published. Following are the survey results:

Description:
Unit Area: 1,100 sq.ft. + 400 sq.ft. attached garage
Valuation: $49,000
No. Bedrooms: 2
No. Baths: 1 1/2
Lot Area: 7,200 sq.ft.; unit is 1 of a 25-lot subdivision on 5 acres zoned R1-B
Frontage: 70'
Equipment: 75,000 BTU furnace, 2-ton air conditioning, water heater, gas system with 4 outlets, 13 plumbing fixtures, 1 building sewer on same permit, and 3/4" water meter.

Administrative		Capital Improvement	
Chino	$1,113.26	Rancho Cucamonga	$5,884.90
Rancho Cucamonga	743.23	Chino	4,652.76
Ontario	691.52	Fontana	3,555.00
Montclair	628.53	Rialto	3,406.20
Fontana	613.60	Colton	2,875.00
Rialto	604.55	Redlands	2,564.00
Redlands	591.43	Ontario	2,500.00
Colton	542.68	Upland	2,152.00
Upland	519.60	Montclair	2,037.50

AVERAGE: $672.01 AVERAGE: $3,291.93

Grand Totals

Rancho Cucamonga	$6,628.13
Chino	5,766.02
Fontana	4,168.60
Rialto	4,010.75
Colton	3,417.68
Ontario	3,191.52
Redlands	3,155.43
Upland	2,671.60
Montclair	2,666.03

AVERAGE: $3,963.97

"Administrative" includes the following:

Building permit

Plan check

Electrical permit

Mechanical permit

Tentative tract map

Environmental Assessment

Final tract map

New construction tax

Site approval/Site plan review/Precise Plan of Design

"Capital Improvements" includes the following:

New unit sewer and water fee

Water connection

Water facilities expansion (not frontage fee, however)

Sewer connection

Sewer facilities expansion (not frontage fee)

Flood control/Drainage/Storm drain

School

Park

Systems

Beautification

In conclusion, it can be said that the city makes efforts to not be a constraint to a smooth development process. The city is conscious of the fact that it is the timing delays which actually constrain development, and not so much the fees themselves.

RELATION TO REGIONAL HOUSING OBJECTIVES

An improvement function of this housing element is to address the city's responsibility in providing its share of regional housing needs, as defined by the State and the Southern California Association of Governments (SCAG). State law requires that a housing element be prepared recognizing regional housing goals and the projected future housing needs of all economic segments of the population.

This element revision was prepared utilizing the 1988 Regional Housing Needs Assessment (RHNA) figures prepared by SCAG. The model suggests a need for 103 very low income units (16%), 142 low income units (22%), 138 moderate income units (21%) and 274 upper income units (42%) over the next five year period.

Table H-1 provides a comparison between RHNA estimated housing unit need figures and the estimated number of units which could be constructed given the current available resources for Montclair. (see discussion of "Adequate Sites" for explanation and specifics of land resources). The table indicates that land resources, and thereby potential housing units, will be available to provide a surplus number of units over the 655 total suggested by the 1988 RHNA. This assumes the construction of housing units within the unincorporated sphere of influence are subsequently annexed to the city, as has historically been the case. Discounting these county areas, the city has the current holding capacity of some 518 new housing units; 79 percent of the RHNA figure. Cities are typically asked to provide for at least 60 percent of the identified housing needs. Montclair would seem able to accommodate this figure.

TABLE H-1

City of Montclair
Comparison of Housing Need (*)
and Available Land Resources (**)

	NEED PER SCAG RHNA	POTENTIAL UNITS IN STUDY AREA	POTENTIAL UNITS W/IN CITY BOUNDRIES
VERY LOW INCOME HOUSEHOLDS	103	12	12
LOW INCOME HOUSEHOLDS	142	166	166
MODERATE INCOME HOUSEHOLDS	130	473	302
UPPER INCOME HOUSEHOLDS	274	212	38
TOTALS	655	863	518

NOTES:

(*) AS ESTABLISHED BY SCAG REGIONAL HOUSING NEEDS ASSESSMENT

(**) AS ESTABLISHED BY MONTCLAIR DEPARTMENT OF COMMUNITY DEVELOPMENT ANALYSIS OF CURRENTLY AVIALABLE SITES FOR RESIDENTIAL CONSTRUCTION

A careful examination of the income level breakdowns in the RHNA indicates a probable deficiency of unconstructed new units in the "very low" income classification. It would be quite difficult to provide the 103 "very low" income units, as new housing, and by doing so has the potential for a serious negative impact. This is in light of the already over abundant, deteriorated, underutilized, low income rental projects in certain areas of the city. Current vacancy rates for these rental areas range from 9 to 43 percent; far too high for housing in Southern California. The city's goal, therefore, has been to rehabilitate its fairly substantial stock of low income housing to a reasonable state of livability, such as the Housing Improvement Task Force Foundation Areas I and V apartment rehabilitation and the NeighborWorks single family home improvement program. The City has recently acquired two apartment buildings with a total of 28 apartment units in Foundation Area V. These rental units are available to very low and low income households thereby increasing the city's potential very low and low units by 28.

These and other programs arose out of an effort to rehabilitate the existing housing stock by the City Council, in 1986, as they established a Housing Improvement Task Force comprised of key city staff from various departments. The primary goal of this Task Force is to correct the rapid deterioration of the high density multiple family neighborhoods. By doing so would not only improve the neighborhoods but would also eliminate the threat the deteriorating neighborhoods have on the stability and safety of adjoining single family areas.

The Task Force has created five foundation areas which are dealt with on an individual basis. However, all foundation areas are comprised of 4 basic deteriorating factors consisting of: high crime rate, lack of an appropriate physical design of the buildings, absentee owners/poor managers, and an overall poor living environment. The goal of the Task Force is to eliminate or mitigate these serious problems and create an affordable and suitable living environment free of these negative elements.

The Housing Improvement Task Force has been successful in its implementation policies. There has been a reduced crime rate in the target areas and physical improvements in the area are visible.

The success that the Task Force has experienced/is experiencing in the rehabilitation of the plentiful existing housing stock has, as intended, provided decent affordable and safe housing to the "very low" and "low" income rental households.

Another effort to improve single-family neighborhoods in Montclair is the city's participation in the Neighborhood Housing Services improvement program. Neighborhood Housing Services is a national network of locally funded and operated autonomous organizations, each working to revitalize declining neighborhoods. This program, called NeighborWorks on the local level, establishes a revolving loan fund that ensures neighborhood residents of access to the financing they need to rehabilitate their homes. Repayment terms for the revolving loans are set by the Board of Directors according to each borrower's ability to repay. If a NeighborWorks program is to be developed in a community, financing pledges must first be secured from the business community and the local government. The City of Montclair has pledged $300,000 to get this program underway. The Montclair NeighborWorks program is presently organizing and expects to begin making rehabilitation loans in 1990. Other programs are expected to include neighborhood cleanups, free paint program, and a tool loan bank.

In another effort to improve housing conditions in the city, the City Council has adopted three ordinances which are part of a comprehensive program recommended by the Montclair Residential Land Use Review Committee as part of the city's effort to improve the appearance of residential neighborhoods within the community. The city has adopted a number of ordinances regulating vehicle parking on lawns, time limitation on street parking, and a variety of property appearance standards which are to supplement other existing programs such as the Abandoned Vehicle Abatement Program and a pro-active Code Enforcement Program.

All of these ordinances and programs are an effort on the part of the city to arrest housing deterioration. This will, in turn, maintain and/or increase property values as well as improve living conditions and promote a sense of pride within the neighborhoods.

The city has historically served as a stopping off point for upward mobile households before they settle into other nearby communities such as Claremont, Upland, Chino, and Rancho Cucamonga. The lack of natural amenity (e.g. view from hillsides, water features) makes it difficult to attract the construction of the more up-graded home. Therefore, the upper income households often leave Montclair as their rising incomes allow them a wider range of housing choice. This can make for an overly transient community which may lack a sense of permanence. For this reason, the City is careful to maintain some areas in estate-type (large lot) land use to provide what amenity it can and also to provide development standards which ensure a quality level of construction. While Montclair addresses its low income housing needs, the city notes a continuing deficiency of upper end housing opportunities as well.

In summary, it should be noted that much of this discussion, including "need," "resources," etc. is based on estimates which are by nature of some question. Other factors such as the economy, market place, buyer preference, etc., are likely to outweigh SCAG's and the City's estimates, in terms of future housing.

Therefore, the goals, objectives, policies and implementing program of this element have been prepared in an attempt to provide housing which will meet the established regional housing needs and yet still reflect local housing dynamics. The specifics of these goals and programs were determined recognizing the given limitations of the community. Also, the city recognizes the following SCAG policy statements which somewhat qualify the projected housing need, possibly applicable to Montclair.

- Housing need can be met by means other than new construction including rehabilitation, reuse of nonresidential buildings, house sharing, group homes, etc.

- The model assumes a 5% vacancy rate. Due to the currently impacted housing situation in Southern California, it may be unrealistic to assume that adequate numbers of housing units can be provided and still maintain a 5% overall vacancy rate.

- It is recognized that a community may have insufficient resources and/or overriding circumstances which may preclude the attainment of meeting the fully identified housing need figures. Housing need figures are ultimate goals and not necessarily fully attainable.

ADEQUATE HOUSING SITES

One of the most important parameters to affect the supply of housing, particularly in the long term, is the availability of adequate sites on which to build. Sites are adequate only to the extent that they provide suitable locations which can collectively accommodate a range of housing (type, size, and price) responsive to the needs of all economic segments of the community. Furthermore, the sites chosen must not overtax the community facilities or subject residents to environmental hazards. Taking these factors into account places some definite limits on future site possibilities.

The study area is basically fixed in size, since it is surrounded by other incorporated communities with the same growing needs of Montclair. Therefore, it is important to make an assessment of the existing land use in order to determine available housing sites. There are approximately 3,894 acres of land within the study area. Subtracting streets, rail lines, and flood control channels yields approximately 3,088 acres of usable land. An estimated 2,800 acres are currently developed which is about 91% of all land in the study area. Of the approximately 288 acres that remain vacant, approximately 195 are presently designated for residential use. Approximately 26 acres are designated for medium or high density development, probably forms of condominiums, small lot subdivisions, or other forms of affordable housing. The remainder of the vacant residential land, approximately 169, is designed for relatively low density, single family homes.

These totals represent a conscious effort by the city to designate adequate sites for a full range of residential types. Montclair continues to examine its available land resources to determine the most appropriate land uses.

In 1987, the city adopted an ordinance establishing a Small Lot "SL" Overlay Zone. The overlay zone is intended to increase development options within areas designated as Medium Density Residential (7-14 DU/AC) and Special Study Areas.

The overlay zone was established to better promote affordable housing and to provide an opportunity for first time buyers. The minimum area per lot is 4500 sq.ft. Although these lots are smaller in size than the standard R-1 lots (7,500), the required minimum width of 60' per lot allows the neighborhood to achieve "standard subdivision" appearance. In addition, each lot contains a minimum of 1000 sq.ft. of permanent open outdoor living space for the rear yard.

This type of overlay zone provides a variety of housing opportunities by type and cost for households of all sizes throughout the city. The overlay zone is also consistent with Montclair's housing goals in that it provides "the attainment of decent housing within a satisfying living environment for households of all socioeconomic, racial, and ethnic groups within the Montclair Study Area."

The City has approved five such small lot subdivisions with a total of 150 units; 108 having already been completed and occupied. Other like subdivisions are under consideration. The "small lot" single family home has been well received by the city, residents, and the development community. At approximately 7 units per acre, the small lot concept provides continuity with the city's single family character, while at the same time allowing a unit density and cost attractive to developers and home buyers.

Figure H-4 indicates the available residential sites within the study area. Table H-2 provides a site-by-site breakdown of the sites. As evidenced by the comments which accompany the table, many sites have one drawback or another. Land, like any commodity, is utilized so as to use the best first, leaving the least desirable for last. Today, particularly in the unincorporated area, the remaining sites generally have limitations which make their development less profitable than the previously used sites.

The Adequate Site Map and Table identify numerous sites, not only within the city, but also within the unincorporated sphere of influence portion of the study area. These unincorporated areas are included since most new

ADEQUATE SITES MAP

legend

Available land for residential use in incorporated area is 74.2 acres.

Available land for residential use in unincorporated area is 121.5 acres.

Total residential land available is 195 acres.

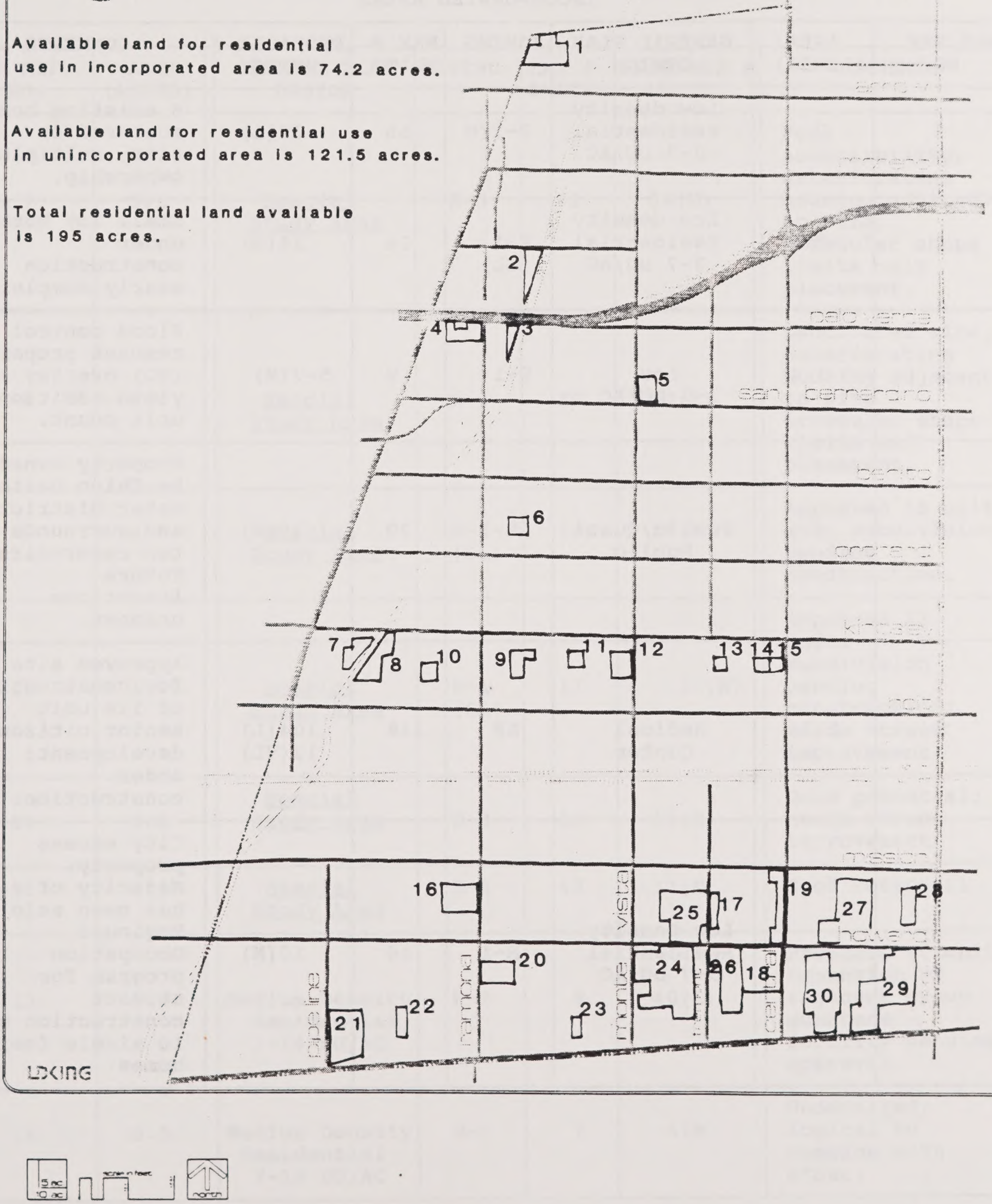


FIGURE H-4

TABLE H-2

AVAILABLE SITES FOR RESIDENTIAL CONSTRUCTION INCORPORATED AREAS

MAP REF. NO.	AREA (ACRES)	GENERAL PLAN DESIGN	ZONING	MAX # UNITS	PROBABLE # UNITS	COMMENTS
1	7	Low density residential 3-7 DU/AC	R-1/M	56	22(L)	6 existing homes scatered on site, multiple ownership.
2	5.4	Low density residential 3-7 DU/AC	R-1 (SL)	34	26(M)	Small lot homes under construction nearly completed.
3	1.4	Low 3-7 DU/AC	R-1	9	5-7(M)	Flood control remnant property; (SL) overlay may yield additional unit count.
4	4.4	Public/Quasi Public	R-1	30	16(M)	Property owned by Chino Basin Water District and surrounds two reservoirs. Future intentions unknown.
5	1.76	Medical Center	AP	118	104(L) 12(VL)	Approved site for construction of 118 unit senior citizen development; under construction.
6	2.0	Low Density Residential 3-7 DU/AC	R-1	16	10(M)	City excess property. Majority of site has been sold to Regional Occupation program for student construction of 10 single family homes.

AVAILABLE SITES FOR RESIDENTIAL CONSTRUCTION

MAP REF. NO.	AREA (ACRES)	GENERAL PLAN DESIGN	ZONING	MAX # UNITS	PROBABLE # UNITS	COMMENTS
7	3.1	Special Study Area	R-3	42	34(M)	Poor accessibility, deteriorating housing adjacent to site, irregular shape limits unit placement.
8	8.6	Special Study Area	R-3	79	50(M)	Landlocked site, deteriorating housing adjacent to site irregular shape limits unit placement.
9	2.8	Special Study Area	R-1 (SL)	19	19(M)	Approved 19 unit (SL) subdivision pending construction.
10	1.75	Special Study Area	R-1 (SL)	17	13(M)	Approved 13 units subdivision pending construction; needs street improvement.
11	1.2	Special Study Area	R-3	16	13(M)	Good potential; needs street improvement.
12	3.0	Special Study Area	R-3	42	33(M)	Good Potential.
13	0.6	Medium Density Residential 7-14 DU/AC	R-3	8	40(L)	Proposed 40 unit expansion of adjacent group quarters facility pending approval.
14	0.5	Medium Density Residential 7-14 DU/AC	R-3	7	6(M)	Undersized; logical to combine with other.

AVAILABLE SITES FOR RESIDENTIAL CONSTRUCTION

MAP REF. NO.	AREA (ACRES)	GENERAL PLAN DESIGN	ZONING	MAX # UNITS	PROBABLE # UNITS	COMMENTS
15	0.7	Medium density residential 7-14 DU/AC	R-3	9	7(M)	Undersized; logical to combine with other.
16	8.8	Low density residential 3-7 DU/AC	R-1 11,000	61	40-59(M)	illegal non-conforming Industrial use expected to vacate shortly; 59 unit (SL) subdivision presently under consideration.
17	0.85	Very low density residential 0-2 DU/AC	R-1	2	4(H)	Recently constructed 4 single family dwellings.
18	11.5	Special Study Area Very low density residential 0-2 DU/AC	R-1 20,000 and A-1	23	23(H)	Property adjacent to major arterial; possibly unsuitable for full residential development. Development requires extension of sewer trunk line.
19	5.5	Special Study Area Very low density residential 0-2 DU/AC	R-1 20,000	11	11(H)	Property adjacent to major arterial; possibly unsuitable for full residential development. Development requires extension of sewer trunk line.
20	3.33	General Commercial	R-1 11,000	13	9(M)	Requires GPA for consistency; logical extension of existing subdivision.
SUBTOTAL INCORPORATED AREAS	74.2	***	***	612	518	****

AVAILABLE SITES FOR RESIDENTIAL CONSTRUCTION UNINCORPORATED AREAS

AP REF. NO.	AREA (ACRES)	GENERAL PLAN DESIGN	ZONING	MAX # UNITS	PROBABLE # UNITS	COMMENTS
21	8.0	Low density residential 3-7 DU/AC	R.R. (SB.CO)	56	48(M)	Residential development would eliminate existing agricultural use.
22	2.1	Medium density residential 7-14 DU/AC	R.R. (SB.CO)	29	9(M)	Proposed 9-unit subdivision
23	1.5	Low density Residential 3-7 DU/AC	R.R. (SB.CO)	10	8(M)	****
24	12.0	Very low density Residential 0-2 DU/AC	R.R. (SB.CO)	24	24(H)	Residential development would eliminate existing agricultural use.
25	24.3	Very low density residential 0-2 DU/AC and agricultural	R.R. A-1 (SB.CO)	48	48(H)	Residential development would eliminate exisisting agricultural use.
26	15.3	Very low density residential 0-2 DU/AC	R.R. A-1 (SB.CO)	30	30(H)	Residential development would eliminate existing agricultural use.
27	17.8	Low density residential 3-7 DU/AC	R.R. A-1 (SB.CO)	124	106(M)	****
28	2.3	Very low density residential 0-2 DU/AC	R.R. (SB.CO)	4	4(H)	****
29	13.2	Public/Very low density residential 0-2 DU/AC	A-1 (SB.CO)	26	18(H)	Residential development would eliminate existing agricultural use; portion of future park/school site.
30	25.0	Very low density residential	R.R. A-1	50	50(H)	Residential development would eliminate existing agricultural use.
SUBTOTAL UNINCORP.	121.5	***	***	401	345	****
TOTAL	195.69			1013	863	

residential development occurring there is first, or eventually, annexed into the city. The principal reason for this is to make use of the city's existing sewer system or to extend new trunk lines off the system.

The lack of sewer trunk lines, and indeed a sewer system at all, is the most important public facility deficiency for nearly all properties within the unincorporated area. Current health standards, as well as current construction practice and resident preference, do not tolerate the use of septic tanks or cesspools as were constructed years ago. In the unincorporated areas, overflowing septic tanks and the resultant health/nuisance problems are no doubt the single largest source of resident aggravation and developer construction wariness.

Other sites may require other physical public facilities such as water lines, street improvements, fire hydrants, etc. These, however, are seldom difficult or costly to construct as major sewer improvements. Other public facilities, physical (utilities, basic street system, etc.) and manpowered (adequate fire and police protection, street maintenance, etc.) are generally available to all sides.

The inventory of adequate sites for residential development includes an estimate of the probably future household income type for each site. These estimates indicate a range of accommodated income levels, as follows:

POTENTIAL NEW HOUSEHOLDS FROM SITES AVAILABLE

	VERY LOW	LOW	MODERATE	HIGH	TOTAL
Incorporated Areas	12	166	302	138	518
Unincorporated Areas	0	0	171	174	345
TOTALS	12	166	473	212	863

It is critical to note that the above figures are estimates only and are prepared only for the purposes of gauging Montclair's ability to satisfy future housing need, as identified by SCAG and the State Office of Housing and

Community Development. These estimates are, by their nature, quite variable due to uncertainty of sales prices, unit types, mix of residents, etc. in no way should these estimates be interpreted as a guarantee for actual costs, rental, etc.

HOUSING FOR GROUPS WITH SPECIAL NEEDS

State law requires that a housing element identify particular housing needs of groups which have special characteristics beyond those of the general population. Following is an identification of those special need groups in Montclair with a brief analysis of their particular housing needs.

Large Families - Approximately twenty-eight percent of all households within the study area (2250 plus or minus families) are classified as large families--that is, having five or more persons. This is a relatively high percentage compared with the surrounding region. This high percentage of large families is no doubt an important factor as to why the study area household size is nearly ten percent greater than the county average (3.06 vs. 2.82).

Large families comprise approximately 14.5% of all low income households and nearly 20% of all households requiring housing assistance. The SCAG Area-wide Housing Opportunity Plan identifies 170 large family households as needing housing assistance due to overcrowding or overpaying. The greatest number of large families fall within the moderate/median income categories, incomes which generally qualify for average housing in the study area.

No doubt the greatest problem which faces the large families is overcrowding. This is a typical problem as couples and small families which move to the community begin to grow in terms of family size but may be unable to find larger quarters due to availability and/or cost. One of the most obvious and common solutions to this problem is through the building of room additions onto single-family homes. This solution is frequently impossible due either to a shortage of yard area on which to expand or an inability to secure home improvement loans. The income range into which a majority of the large families fall may have a particularly difficult time securing home improvement funds since their savings or line of credit may be low, yet their income often exceeds the maximum for special subsidized home improvement programs.

Recognizing the needs of these large families, Montclair requires that development contain minimum unit sizes and bedroom areas sufficient to accommodate families. Family households in the city far out distance single or two person households. Single-family units are designed to allow adequate yard areas. These areas may later be used for additions which will enable large families to continue uncrowded residency in Montclair. Montclair's minimum rear yard setback (15-20 ft.) is quite shallow, compared to common practice, which leaves a yard area capable of allowing generous additions later as the household may choose.

Elderly Households - There are approximately 3,172 persons over 55 years of age currently residing in the study area, which accounts for approximately 14 percent of the total population. Past records indicate that this percentage is constantly growing due to a drop off in births during the sixties and seventies, coupled with a decreasing mortality rate. Approximately eighteen percent of the households within the study area are headed by a retired person which further indicates the importance of the elderly person within Montclair.

Over 67 percent of all elderly households are classified as having low incomes. Of these, approximately 318, or nearly 84 percent, are currently paying more than 25 percent of their income for housing. The possibilities of these households improving their income and/or housing outlook is particularly dim since their incomes are generally fixed. As inflation rises, the elderly household problems become more and more acute.

A significant proportion of the elderly population reside in the twelve mobile home parks located in the study area. Mobile home parks usually provide reasonably affordable housing for elderly households. In order to protect the mobile home residents, many of which are elderly and on a fixed income, the city established the Mobile Home Rent Control Ordinance in 1985, which limits rent increases to 80% of the annual percentage of cost of living. This no doubt especially protects elderly mobile home residents on fixed incomes. Many other elderly residents live in group quarter facilities or in large apartment complexes designed primarily for senior citizens.

The existing elderly population, combined with the projected rapid growth of this age group, will be in need of additional housing opportunities as each year passes. This need will require a diversified mix of housing environments recognizing the diversity of elderly needs and lifestyles.

Following is a summary of recent senior housing projects constructed through City or Redevelopment Agency assistance or requiring special approval.

1. Heritage Park Montclair (Calmark Development); 145 units

   Completed in 1985, this active senior housing development was approved by special zoning action which included a density level three times that of multiple family standards and a reduction of several standards. In addition, the Montclair Redevelopment Agency had substantial financial participation in the project which had tied to all units being reserved for "low income" households.

2. Townsend Manor (San Bernardino County Housing Authority); 48 units

   Completed in 1986, this active senior housing development was approved by special zoning action which included a density level three times that of multiple family standards and a reduction of several standards. The Montclair Redevelopment Agency assisted with development costs (fire protection requirements). All units are limited to very low income households.

3. Montclair Royale (Goldrich, Kest and Associates); 118 units

   Presently under construction (1989), this congregate senior housing project was approved by special zoning action with substantial density increase and special standards. The project will function as a kind of senior citizen hotel. The unit rent targets low and moderate incomes, with 10% of the units (12) limited to very low income residents.

The city also has an additional 250-300 older "senior" housing units scattered amongst other congregate care and convalescent facilities.

In addition, the city is quite cognizant in its review of new and recycled projects to ensure that existing senior housing is not removed. To this end, condominium conversion has been forestalled at predominant senior citizen apartment projects. Also, care is exercised not to indiscriminately remove mobile home parks with large senior populations. The city also has, since 1985, maintained a mobile home rent control ordinance. This ordinance, administered by the City, has the effect of stabilizing mobile home rents with inflation levels and reasonable profits. The result has been maintenance of affordable rents for over 500 dwelling units.

Farm Worker Households - The 1983 SCAG housing allocation model indicates there are 57 farm worker households in Montclair and that 47 of these are eligible for housing assistance. This number, however, is relatively small. Therefore, no particular housing strategy for these households is provided other than the regular lower income housing programs provided. It should be noted that agriculture in the Montclair area is very seasonal (strawberries, Christmas trees, etc.) and that even that is diminishing rapidly as the area continues to urbanize.

Rental Households - Rental households tend to compose the majority of the city's lower income residents. These households may be easily affected by change in development patterns and in turn loss of housing or significant increase of rent. The City and Redevelopment Agency make conscious efforts to encourage and facilitate home ownership for first-time buyers through lowered interest rates where it participates. Also, the city endeavors to maintain the existing rental stock by limiting the conversion of units to condominiums. The City's Housing and Code Enforcement Division often acts as a mediator between landlords and tenants in order to ensure minimum housing standards are maintained.

Minority Households - Nonwhite minorities now comprise approximately 31 percent of the total study area population. Of the approximately 2200 minority households within the study area, Hispanics constitute over 65 percent, Blacks over 22 percent, Orientals nearly 5 percent, and American Indians 1.5 percent. Other ethnic groups make up the remaining 6.5 percent.

Minority households typically are of lower income groups and therefore have more difficulty finding suitable housing. While the minority concentrations do coincide with the lower income concentrations of the study area, it is interesting to note that, according to SCAG data, minorities comprise only 25 percent of all households requiring housing assistance. This figure, the same as the overall minority percentage, indicates that minorities appear to be neither worse nor better off in terms of requiring housing assistance than the overall population.

What does not show up in the housing assistance data, however, is the tendency for minority households to be concentrated in housing areas identified as having building deficiencies or in need of maintenance. The two primary areas of minority population concentrations and housing deficiencies are the same. These are the areas between Kingsley Street and Holt Boulevard, west of Monte Vista Avenue; and between the San Bernardino Freeway and San Jose Street, also west of Monte Vista Avenue. Both areas are composed primarily of multi-family rentals.

The city's primary emphasis to assist minority households is through the Section 8 program and through housing rehabilitation loan programs, as well as the upcoming NeighborWorks Program.

Handicapped Households - According to the most recent California Disability Survey, approximately 11.5% of the total population within the San Bernardino District, of which Montclair is a part, have one or more disabling handicaps. While many handicapped persons are not specifically limited to a type of housing (i.e., the blind, deaf, or mentally deficient), others with ambulatory handicaps who require wheelchairs often require specially designed housing. This housing, as well as the surrounding infrastructure, must be barrier free, but affordable at the same time. Many, if not most, disabled persons find it difficult to earn an income large enough to pay for adequate housing. In many cases, handicapped households are also elderly, compounding the problem.

Montclair is fortunate to have several housing facilities, primarily near Doctor's Hospital, which were built with facilities specifically designed to accommodate the handicapped person. Efforts have also been made to design public facilities with the handicapped person in mind (i.e., reserved parking, sidewalk and building entry ramps, and redesigned restroom facilities). What still remains to be done, however, is to integrate designs for the handicapped into private development, particularly housing.

Homeless - The homeless population throughout the State of California has continued to increase over the years. In response to this problem, the Governor added "families and persons in need of emergency shelter" to the Special Needs Group of the Housing Element.

As a result, a table indicating homeless service providers for the Montclair area is included in this element. Table H-3 identifies the various agencies in the area which provide some form of assistance. The City's role with these agencies is to refer the homeless, seeking assistance from the City, to the various facilities. The City recognizes the need for additional service facilities and is seeking means to meet the need through all available resources.

OPPORTUNITIES FOR ENERGY CONSERVATION IN RESIDENTIAL DEVELOPMENT

Energy conservation is one very important method whereby housing can continue to be "affordable" in coming years. Homes which are designed to conserve energy will require less fossil fuel (electricity, gas, oil) to heat or cool. With the rapidly rising costs of these fuels, conservation efforts are expected to become more and more important.

There are numerous avenues which Montclair may take to ensure that its housing is energy efficient. Following is a brief listing of some basic residential energy conservation strategies which should be encouraged and/or required in housing construction.

- Locate housing in reasonably close proximity to employment centers, services, schools, parks and other facilities in order to reduce unnecessary automobile usage.
- Locate housing in areas served by public transportation and provide facilities which may better facilitate the use of that transportation.
- Construct homes utilizing full insulation and weatherization standards as required by state and federal regulations.

TABLE H-3

HOMELESS SERVICE PROVIDERS FOR THE MONTCLAIR AREA

GENCY	# BEDS	VOUCHERS	$ SOURCE	TARGET	OTHER/ MISC
St. Marks Episcopal Church - Upland 946-5751	6	None	Private State and County $	Families have priority but all are welcome	Food, clothing, counseling
St. Vincent De Paul Society, Pomona 628-7306	None	None	Thrift Store profits, private don.	Any	Food, clothing, furniture
Seventh Day Adventist, 490 E. LaVerne, Pma. 622-1450	None	Yes, one night at motel	United Way FEMA	Pomona residents or stranded families only	Food, clothing, counseling. Do Not House Transients or Mentally Ill
Tri-City Mental Health, 375 S. Main Pomona 623-6131	2	None	L.A. County Dept. of Mental Health	Mentally Ill, all ages/sexes	Food, clothing, referral case mgmt. counselin Assist w/SSI/ Unemployment. Bus tickets. Beds in Montclair.
Trinity United ethodist Church Pomona 629-9748	None	None	Private don.	Any	Sack lunch & other food if avail. referral services
United Way 123 D Street Ontario	None	None			Referral Services only. Can take emergency calls, 24/hrs.
Volunteer Center of Greater Pomona Valley, Pomona 623-1284	None	None			Provide volunteers for non-profit agencies & referral serv
Women's & Family Crisis Center 151 Pomona Mall E. 623-9751	9 in Pomona another in L.A.	None	Community services block grant	Battered Women in shelter, any one in Pomona	Referral services counselin medical assistance, shelter in L.A.
Claremont People's Place, 135 W. 1st Claremont	None	Yes, for emergency only	Private don.	Any	Food, vouchers for clothing food referral services

AGENCY	# BEDS	VOUCHERS	$ SOURCE	TARGET	OTHER/MISC
Dept. of Social Services, 2040 W. Holt, Pomona	None	Yes		Any	Vouchers for 1 week stay 2 weeks max.
First Presbyterian Church, 401 N. Gibbs, Pomona 622-8812	None	None	Private don.	Any	Food, donates $ to other shelters & the hunger center
Greater Goodwill Church of God in Christ 632-1207					Food, clothing, referrals
Pomona Neigh. Center, Inc. 674 Ganesha, Pomona, 620-7691	None	Yes, thru Police Dept.	FEMA	Any	Food when have FEMA $ for it. Used clothing, counseling, $ for move-in (Evictions only
Pomona Valley Council of Churches 1753 N. Park, Pomona 622-3806	12+ cots, Up to 25 people	None	Private & emergency shelter grant	No single males w/out children or family	Food, clothing, referrals. Currently rehab with Federal Emergency Shelt grant monies
American Red Cross, 675 N. Park Pomona, 622-1348	25-30 Emerg. only	Can house in motels	United Way, private don.	Disaster victims servicemen, veterans & families	Food, cloth counseling, referrals
Bethal Baptist Church, 312 E. 10th Pomona, 622-6033	None	None	Private don.	Their Congregation	Food, clothing to their congregation.
Casa De Esperanza	None	None	Private	Any	Referral Service only
Catholic Charities 2055 N. Garey Ave. Pomona, 596-0075	None	None	United Way sliding scale	Any	Referral Services, counseling, food and clothing
Chicano Family Services, 151 Pomona Mall Pomona 620-0383	12	None		Families or single women, prefer Chicano or Indian but all accepted	Food, clothing also 2 shelters in L.A.
Chicana Service Action Center Inc. Pomona, 620-0383	8	None	Community Services	Women & Children	Food, clothing furniture, job training
Christian Business Outreach	21	None	Don't know	Any	Claremont, Fontana, Pom Also food and clothing

AGENCY	# BEDS	VOUCHERS	$ SOURCE	TARGET	OTHER/MISC
Salvation Army 12 S. Euclid Ave. tario, 986-6748	None	Yes		Any	Food, clothing, transportation, mail receiving, counseling
Alethian Christian Foundation, 12801 N. Oaks, Chino 627-3635	None	Yes	Private Donations	Any	Food, rent and utility assist., prescriptions, gas, maintenance, furniture

- Design subdivisions which will provide adequate solar access for planned and future use of solar energy. Subdivision designs which best provide for solar access include a predominant east/west street pattern, orientation of the major access of homes so as to align within 25 degrees of due south, and provide adequate open space to the south of each home so as to provide a "window" to the sun.

- Design homes which can easily accommodate passive and active solar principles and apparatus. Examples of such design include double thickness window glazing, natural flow-through ventilation, clerestory windows, and adequate, well-located southerly exposure roof area.

- Incorporate landscape around homes as a passive solar element in order to provide natural winter heating and summer cooling. The location of deciduous trees on the south side of a home is a particularly good tool for this purpose.

- Incorporate water conservation planning and design into the construction of homes. Low-flow water restrictors and the use of native, drought-resistant plant materials are ways of accomplishing this conservation.

- Make use of refuse separation techniques and collection points in order to recycle such items as aluminum, glass, and paper.

- Provide assistance to owners of existing housing in order to retrofit for energy conservation devices and technologies.

Any or all of the above strategies may be utilized in achieving energy conservation, in addition to any others which may accomplish conservation. Special care should be taken, however, to assure that energy conservation requirements do not significantly affect the affordability of housing. This affordability determination should analyze the initial cost of the measure, current and projected energy supplies, and cost effectiveness of the measure, and length of time before the measure's cost effectiveness will exceed the initial cost.

GOALS

- The attainment of decent housing within a satisfying living environment for households of all socioeconomic, racial and ethnic groups within the Montclair study area.

- The provision of a variety of housing opportunities by type, tenure and cost for households of all sizes throughout the Montclair study area.

- The development of a balanced residential environment with access to employment opportunities, community facilities and adequate services.

HOUSING OBJECTIVES

- To assure accessibility to housing for all present and future residents of Montclair.

- To ensure an adequate provision of housing for all segments of the community.

- To assure the provision of adequate sites for housing.

- To preserve existing housing and neighborhoods wherever feasible.

- To preserve and ensure the provision of affordability as related to housing.

IMPROVEMENT/MAINTENANCE

Policy 1: The improvement of housing conditions and the residential environment is recognized as the City of Montclair's highest priority.

Implementation: Continue and fund City and Redevelopment Agency housing programs including Code Enforcement, the Housing Improvement assistance programs which presently exist, as well as other programs which may be determined in the future by the City Council and Redevelopment Agency Board.

Responsible Department/Agency: All City Departments

Target Date: Ongoing program

Policy 2: Encourage citizens to participate in housing maintenance programs designed to arrest deterioration in its early stages, thereby maintaining and increasing property values as well as improving living conditions by publicizing available assistance and enforcing housing codes.

Implementation: The Housing Improvement Task Force specifically deals with improving living conditions. NeighborWorks Program will assist Montclair homeowners in maintaining and increasing residential property values and the pro-active City Housing and Code Enforcement Division enforces housing and appearance codes on a daily basis.

Responsible Department/Agency: Community Development Department, Redevelopment Agency, and Housing Improvement Task Force

Target Date: Ongoing program

Policy 3: Encourage continued maintenance of the existing stock through local information and assistance programs.

Implementation: (1) The City maintains an active Code Enforcement Division (2) The City has established areas in need of improvement through the Housing Improvement Task Force, assisting apartment and home owners, including financial assistance where applicable.

Responsible Department/Agency: Community Development Department, Redevelopment Agency

Target Date: Ongoing program

Policy 4: Encourage the rehabilitation of older mobile home and trailer parks, e.g., those along Holt Boulevard, through the use of HCD, RDA funds or other funding programs.

Implementation: Promote the existing San Bernardino County Rehabilitation Program designed to rehabilitate low income households in mobile home parks.

Responsible Department/Agency:

Target Date: Ongoing program

Policy 5: Maintain high quality residential standards in order to adequately provide an acceptable standard of living for all households now and in the future.

Implementation: Maintain existing residential development standards and periodically evaluate to ensure that an acceptable standard of living is being maintained.

Responsible Department/Agency: Community Development Department - Planning Division

Target Date: Ongoing program

Policy 6: Take action to promote the removal and replacement of substandard housing units which cannot be rehabilitated.

Implementation: Ongoing; except this has not generally been necessary with the City, instead the City has made efforts to rehabilitate its existing housing.

Responsible Department/Agency: Redevelopment Agency

Target Date: Ongoing program

Policy 7: Foster pride and maintenance concern within the community as to the quality of housing which is owned or occupied.

Implementation: All the City initiated housing improvement programs, such as the Housing Improvement Task Force, the NeighborWorks Program, and the "Appearance" ordinances are all intended to foster pride within the community as well as provide an affordable and suitable living environment for all Montclair residents.

Responsible Department/Agency: Community Development, Redevelopment Agency, Housing Improvement Task Force

Target Date: Ongoing policy

Policy 8: Maintain city involvement in the operation of programs which may improve the quality of the community's housing.

Implementation: The City of Montclair is the major participant and initiator of all the housing improvement programs currently underway in the City.

Responsible Department/Agency: Community Development, Redevelopment Agency, Housing Improvement Task Force

Target Date: Ongoing program

Policy 9: Promote and preserve existing, acceptable quality housing, including that which meets the needs of low and moderate income households, senior citizens, the handicapped, families with children, first time home buyers and other special need groups.

Implementation: Ongoing city policy.

Responsible Department/Agency: Community Development, Redevelopment Agency, Housing Improvement Task Force

Target Date: Ongoing program

Policy 10: Encourage the rehabilitation of substandard and deteriorating housing.

Implementation: Important tools in rehabilitating substandard housing are again the Housing Improvement Task Force, the NeighborWorks Program and the city adopted "Appearance" ordinances.

Responsible Department/Agency: Community Development, Redevelopment Agency, Housing Improvement Task Force

Target Date: Ongoing program

Policy 11: Preserve housing and neighborhoods which may have historical, architectural, or cultural significance within the community.

Implementation: Ongoing city policy.

Responsible Department/Agency: Community Development and Montclair Foundation for History and Arts

Target Date: Ongoing program

FAIR HOUSING

Policy 12: Promote fair housing practices throughout the City.

Implementation: Provide information and education regarding fair housing practices and refer any complaints of unfair housing practices to appropriate Local, State and Federal Agencies.

Responsible Department/Agency: Housing Division

Target Date: Ongoing program

Policy 13: Assist in mediating conflicts related to the accessibility of housing within the city.

Implementation: Maintain City participation and assistance with the Inland Mediation Board.

Responsible Department/Agency: Housing Division

Target Date: Ongoing program

VARIETY OF HOUSING

Policy 14: Encourage the design and construction of a variety of housing types, including estates, single-family, clusters, patio, and town houses, mobile homes and senior citizen housing projects.

Implementation: The City zoning ordinance provides for a large range of residential development. The R-1-20,000 zone requires homes be built on 20,000 sq.ft. minimum lots, R-1-11,000 zone requires 11,000 sq.ft. lots and the R-1 (SL) allows single-family homes to be built on lots of 4,500 sq.ft. subject to requirements of the small lot ordinance. Clusters, patio, town houses, and senior citizen housing projects fall under the R-3 zone, however, recent approval was granted for a

118 unit senior citizen complex to be constructed in the A-P zone.

Responsible Department/Agency: Planning Division and Development Review Committee

Target Date: Ongoing program

Policy 15: As fine quality mobile homes and prefabricated housing units will become increasingly important to meet general housing needs, Montclair shall recognize these types of housing and plan for them in permanent environments.

Implementation: The City permits the placement of mobile homes and prefabricated housing units in any R-1 zone subject to Precise Plan of Design approval and will consider creation of mobile home subdivisions.

Responsible Department/Agency: Planning Division and Development Review Committee

Target Date: Ongoing program

Policy 16: Promote the development of elderly housing for low/moderate income categories. Each potential product should be studied as a unique project and reviewed through the Conditional Use Permit process.

Implementation: Maintain existing senior housing as feasible and approve additional as warranted.

Responsible Department/Agency: Community Development Department

Target Date: Ongoing program

Policy 17: Avoid construction of new lower income housing in areas of predominant deteriorated housing or low income concentrations and encourage the moderate-income housing in-fill into low income areas.

Implementation: Continue to encourage development of moderately priced housing in Housing Improvement Task Force areas, similar to that of redevelopment assistance utilized in the development of the Capri Homes.

Responsible Department/Agency: Community Development and Redevelopment Agency

Target Date: Ongoing program

OWNERSHIP

Policy 18: Encourage private ownership and permanent residency where multi-family housing is appropriate; provide high quality units to serve the housing needs.

Implementation: The small lot overlay zone is the primary implementing tool. It is intended to promote ownership, thus permanent residency, by establishing single-family residences on smaller lots thereby making it more obtainable for home buyers.

Responsible Department/Agency: Planning Division and Development Review Committee

Target Date: Ongoing program

ASSISTANCE/AFFORDABILITY

Policy 19: Pursue available assistance programs from private entities, state and federal governments.

Implementation: The NeighborWorks Program is underway and loans should be available to Montclair residents by 1990. NeighborWorks startup includes $230,000 up-front contribution by the City, with ongoing support anticipated.

Responsible Department/Agency: Redevelopment Agency

Target Date: FY 1990-91

Policy 20: Utilize local public financing tools to provide below market rate mortgage financing for new owner-occupied residential units.

Implementation: Continue, as warranted, to provide Redevelopment Agency funds and City leveraging towards financing for new housing units (i.e., Town Center Townhomes, Mission Townhomes, and Capri homes).

Responsible Department/Agency: Redevelopment Agency

Target Date: Ongoing program

Policy 21: Utilize local financing authorities and programs to provide below market rate rehabilitation loans.

Implementation: City is involved in the financing of the NeighborWorks Housing Improvement Program. City is also actively participating in multi-family rehabilitation through shared improvement costs with apartment owners.

Responsible Department/Agency: Redevelopment Agency

Target Date: FY 1990-91

Policy 22: Attempt to achieve a condition in which there is adequate housing at reasonable costs for all households.

Implementation: Periodically review adequate site data for sufficiency and rezone properties as warranted to provide for adequate housing.

Responsible Department/Agency: Community Development Department - Planning Division

Target Date: Ongoing program

Policy 23: Provide the management and personnel resources necessary to carry out identified housing programs and responsibilities.

Implementation: Key staff members from various City departments are involved in numerous housing rehabilitation programs such as the Housing Improvement Task Force, NeighborWorks and the Community Development Department.

Responsible Department/Agency: All City Departments through the Housing Improvement Task Force

Target Date: Ongoing program

Policy 24: Support and provide incentives for the provision of affordable housing within privately developed and/or City assisted housing projects in order to provide a wide range of affordable housing opportunities throughout the community.

Implementation: Consider, as warranted, standards or financial participation in private residential development to achieve affordability (i.e. Heritage Park Montclair). Such standards shall be by long term agreement in order to guarantee long term affordability.

Responsible Department/Agency: Planning Division

Target Date: Ongoing.

Policy 25: Continue Redevelopment Agency activities which provide a full range of housing opportunities and services and which do not remove or limit existing affordable housing resources.

Implementation: Continue Housing Improvement Task Force activities to address existing housing and neighborhood deficiencies. Continue to utilize Redevelopment assistance, funding, and influence to encourage construction of new infill housing. Maintain agency participation and expand, where warranted, in low and moderate income housing (i.e. Helena Gardens apartments, Heritage Park Montclair).

Responsible Department/Agency: Community Development, redevelopment Agency, Housing Improvement Task Force

Target Date: Ongoing program

Policy 26: Begin the formation of a private nonprofit development corporation through City or Redevelopment Agency to increase housing opportunities and to improve housing conditions in identified areas of deterioration and neglect.

Implementation: Provide start-up funding and other assistance to Neighborhood Partnership of Montclair (NeighborWorks), with the goal of revitalizing local neighborhoods through financial counseling, below-market rate home improvement loans, construction monitoring, and other locally determined programs (i.e. cleanups, paint program, tool loan).

Responsible Department/Agency: Community Development and Redevelopment Agency

Target Date: FY 1990-91

PLANNING

Policy 27: Locate housing and construct in a manner which will allow the maximum use of alternative energy sources (e.g., solar, wind, cogeneration).

Implementation: Project approvals and construction plan review shall include energy conservation consideration and full implementation of state energy requirements (Title 24).

Responsible Department/Agency: Community Development Department

Target Date: Ongoing program

Policy 28: Effectively plan and extend needed infrastructure improvements which improve the adequacy of residential sites.

Implementation: Prioritize the city's capital improvement plan to accommodate future quality housing growth. Extend services (i.e. sewer trunk lines) in area of anticipated growth.

Responsible Department/Agency: Community Development and Public Works Departments

Target Date: Twice annually.

Policy 29: Plan for residential land uses which accommodate anticipated growth from new employment opportunities.

Implementation: Periodically evaluate adequate residential site inventory in order to keep abreast of available residential sites.

Responsible Department/Agency: Planning Division

Target Date: Ongoing program

Policy 30: Attempt to minimize environmental hazards such as noise, traffic, and air pollution which may adversely affect existing or future residential environments.

Implementation: Environmental Assessment studies are conducted on all proposed developments within the City in order to identify any potential hazards which may affect residential environments.

Responsible Department/Agency: Planning Division

Target Date: Ongoing program

Policy 31: Avoid the construction of new homes in areas where environmental hazards cannot be effectively mitigated.

Implementation: Ongoing city policy.

Responsible Department/Agency: Planning Division, Environmental Determination

Target Date: Ongoing program

Policy 32: Provide acceptable levels of community services and facilities in order to adequately serve existing and future resident needs.

Implementation: Ongoing policy.

Responsible Department/Agency: All City Departments

Target Date: Ongoing program

Policy 33: Periodically review and adjust as necessary available land resources, densities, and development standards to ensure adequate sites for the entire range of identified need.

Implementation: Ongoing city policy.

Responsible Department/Agency: Planning Division

Target Date: Ongoing program

Policy 34: Support the annexation of unincorporated areas at request of property owner majorities to facilitate residential and service-oriented development. Actively pursue annexation of infill industrial, commercial, and along major arterial corridors.

Implementation: Initiate annexation processes at LAFCO level, extend services as needed, and work with San Bernardino County to achieve compatible residential development.

Responsible Department/Agency: Planning Division, Redevelopment Agency

Target Date: Ongoing program

Policy 35: Continue to expand agreements, community plans, and project referral system with county to ensure a unified land use policy; particularly with regard to housing development and program implementation.

Implementation: (1) Encourage and assist County of San Bernardino to complete and implement "Planning Area" (Land Use Compatibility LC) standards in order to achieve city compatible development, including residential development.
(2) Complete and implement Holt Boulevard and Mission Boulevard Specific Plans.

Responsible Department/Agency: Planning Division

Target Date: FY 1990-91

Policy 36: Resolve site inadequacies where feasible which may otherwise preclude or discourage residential development.

Implementation: Consider special development standards which may encourage residential development on hard-to-develop sites.

Responsible Department/Agency: Planning Division and Development Review Committee

Target Date: Ongoing program

ECONOMIC DEVELOPMENT

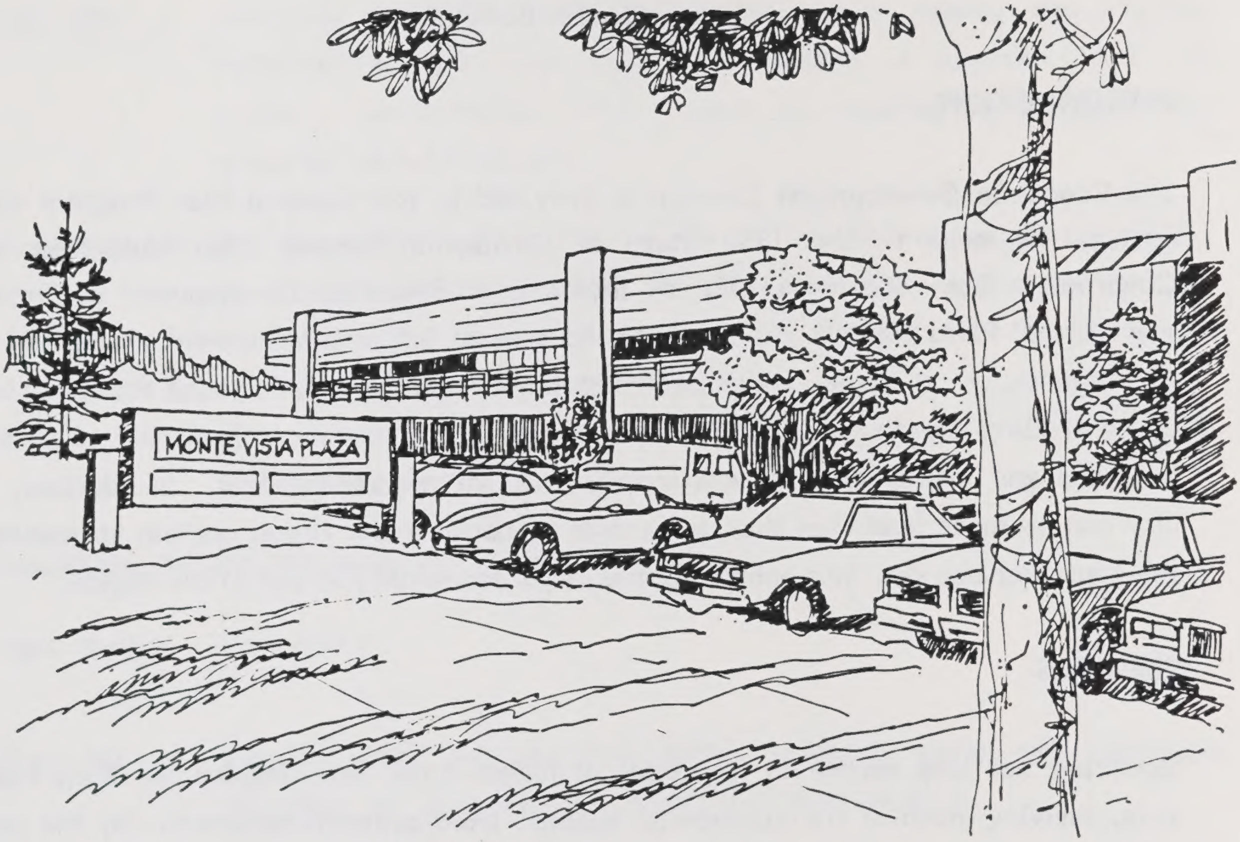
INTRODUCTION

The Economic Development Element is provided in this General Plan Program as an optional element to the 1980 State of California General Plan Guidelines and Government Code Section 65302. By including an Economic Development Element in the General Plan, the city can regulate the type of future development envisioned for the community. It is the city's intent to promote and maintain a sound economic base by controlling the distribution and type of uses in the city and ultimately to provide balanced and ideally positive cost/revenue return on city services. In addition, the city can promote land uses that are known to capture and retain certain segments of the consumer market, thus enhancing the city's economic position in the region.

FINDINGS

Montclair has long served as the focus of higher-order retailing for the West Valley area, deriving much of its commercial support from nonlocal residents. By the same token, new retail centers in nearby communities such as Upland and Ontario competitively affect the viability and vitality of certain components of Montclair's commercial activity.

The Extended Community includes the entire municipality of Montclair as well as western Upland, northwestern Ontario, much of Claremont, and extreme northeastern Pomona. It can be assumed that residents and workers within this Extended Community constitute the majority of the consumer support base for existing as well as potential future commercial establishments in Montclair. To a large degree, the future employment dynamics and commercial outlook for Montclair will be forged by the broader trends occurring within the West Valley area and at emerging activity centers farther eastward.



- o Development of future regional shopping malls in nearby communities will reduce the primary trade area.

- o Montclair's median income is lower than surrounding communities, complicated by the increasing number of empty nesters and retired persons in the city.

- o The K-Mart Center on Central Avenue and portions of the westerly Holt Boulevard commercial strip are in need of visual improvement and general upgrading.

- o Undeveloped commercially-zoned parcels in South Montclair suggest an inadequate demand for this use.

- A program promoting maintenance and retention of major businesses in the Montclair Plaza area will upgrade the commercial integrity of the community.

- Rezoning underutilized commercial parcels along Holt Boulevard to medium density residential uses will discourage future strip commercial development.

- Supermarket and drug store demand in Montclair exceeds supply causing consumers to shop in adjacent communities.

- Promotion of more extensive office-related land uses in the city will reinforce the city's economic base.

- Future industrial uses are expected to be absorbed at a slow pace. Commercial uses, however, should not be considered in industrial locations despite slow absorption.

ECONOMIC DEVELOPMENT GOAL AND OBJECTIVES

Goal

To promote the on-going economic viability of the community by continuing to maintain successful private enterprise and a positive cost/revenue balance for the city.

Economic Development Objectives

- To strive to maintain and increase the property values throughout the city.

- To attract patronage from the local and regional marketplaces to bring purchase power to the community.

- To efficiently operate city government so that the city's resources are used to the advantage of the community and to prevent negative cost/revenue.

- To pursue funding mechanisms that will enable positive new development/redevelopment to occur that is of economic benefit to the city consistent with other economic development objectives.

ECONOMIC DEVELOPMENT IMPLEMENTATION POLICIES

Montclair Plaza

- Promote a special land use and design study for the Plaza area, generally within the boundaries of the I-10 freeway, Santa Fe Railroad, Monte Vista Avenue and Benson Avenue. Within this special study area, promote logical rehabilitation and redevelopment of parcels into intense commercial development and support office and residential (high density) uses. The study should identify the phasing of development.

- Use redevelopment agency programs to encourage and assist in the rejuvenation of the Plaza area.

- Promote the establishment of high revenue generators within and adjacent to Montclair Plaza.

- The special land use study should include unique design considerations which allow and promote implementation of the proposed uses.

- Direct a special traffic/circulation study as a companion analysis to the land use study to deal with the increased traffic generation from new and more intense commercial, office and residential uses. A major objective of this study will be the enhancement of direct access into the Plaza.

- Evaluate the potential for more intense uses of the currently underutilized parking lot area around the Plaza by adding parking structures as necessary.

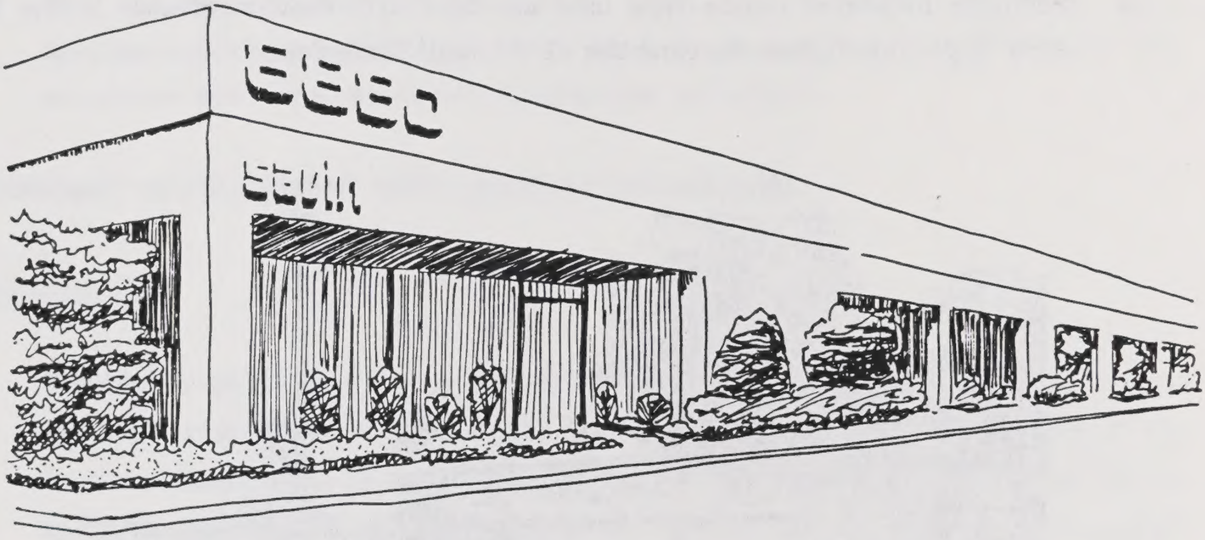
- Promote increased office-type uses and specialty restaurant uses in the Plaza area to provide higher daytime use of the mall facilities.

General Commercial

- Promote the development of special mechanisms to arrest commercial blight within the city. These mechanisms shall include but not be limited to the Redevelopment Agency establishment of a commercial property maintenance system, establishment of a revolving loan fund, strict design and sign control.

- Encourage the rehabilitation and redesign of the K-Mart Center utilizing programs similar to those employed for the Town Center Plaza.

- Promote the development of a new community shopping center in the area south of Mission Boulevard which includes a major supermarket, drugstore and other service retail stores.



Industrial

- Protect existing uses south of Holt Boulevard; however, do not expand the amount of industrial land. Consider rezoning vacant lands currently zoned for industry.

- General retail and other commercial uses should be discouraged as a mixed use within this industrial band to prevent land use incompatibility and marginal retail viability.

- Determination of future uses within the Holt Boulevard industrial area should be evaluated as a component of the Mission Boulevard Community Plan and Economic Study.

PUBLIC FACILITIES AND UTILITIES

INTRODUCTION

The Public Facilities and Utilities Element is prepared with the intent of determining both current and future service deficiencies as well as to describe policies for correcting these deficiencies by providing a higher level of service. In the past, the provision of public facilities and utilities has been viewed as an important component to the urbanization process which Montclair was experiencing. Today, with the urbanization process substantially complete in the city, including the provision of an adequate level of urban services, the concern is to maintain this level of service in the future and to provide new service where necessary.

FLOOD CONTROL AND DRAINAGE FACILITIES

Local storm drain planning in and adjacent to the presently incorporated City of Montclair was somewhat lacking prior to and for some time after the incorporation of the city. Local storm water drainage problems were solved by the individual cities when the problem occurred or by the regional flood control agency, the San Bernardino County Flood Control District (SBCFCD). Inter-agency coordination was minimal or nonexistent, resulting in an insufficiently coordinated system. In an effort to coordinate the storm protection efforts of agencies in the extreme southwestern part of San Bernardino County, the SBCFCD initiated the preparation of Storm Drain Master Plan No. 1. The study area for this plan included all the area from the San Antonio Wash on the west to the Cucamonga Creek Channel on the east and extended northerly to the National Forest and southerly to the Riverside-San Bernardino county line. Included in this area were the cities of Upland, Ontario, Chino and Montclair, in addition to much unincorporated county area.

The San Antonio Wash is the principal drainage channel that serves the City of Montclair. This improved rectangular, concrete-lined facility roughly parallels the west boundary of the city, just inside the city limits. Most of the local drains in the city begin in north-south streets and connect to larger east-west laterals that eventually terminate in the San Antonio Channel. This channel interrupts major flows from both City of Montclair and City of Ontario storm drains flowing from the north.

Most of the master planned storm drains of the SBCFCD July, 1966, Project I Master Plan, have been constructed. Future drains in the southern portion of the city will carry runoff south to a major flood control facility that parallels the north side of the Pomona freeway. This major channel also terminates in the San Antonio Channel.

Flood Control Issues

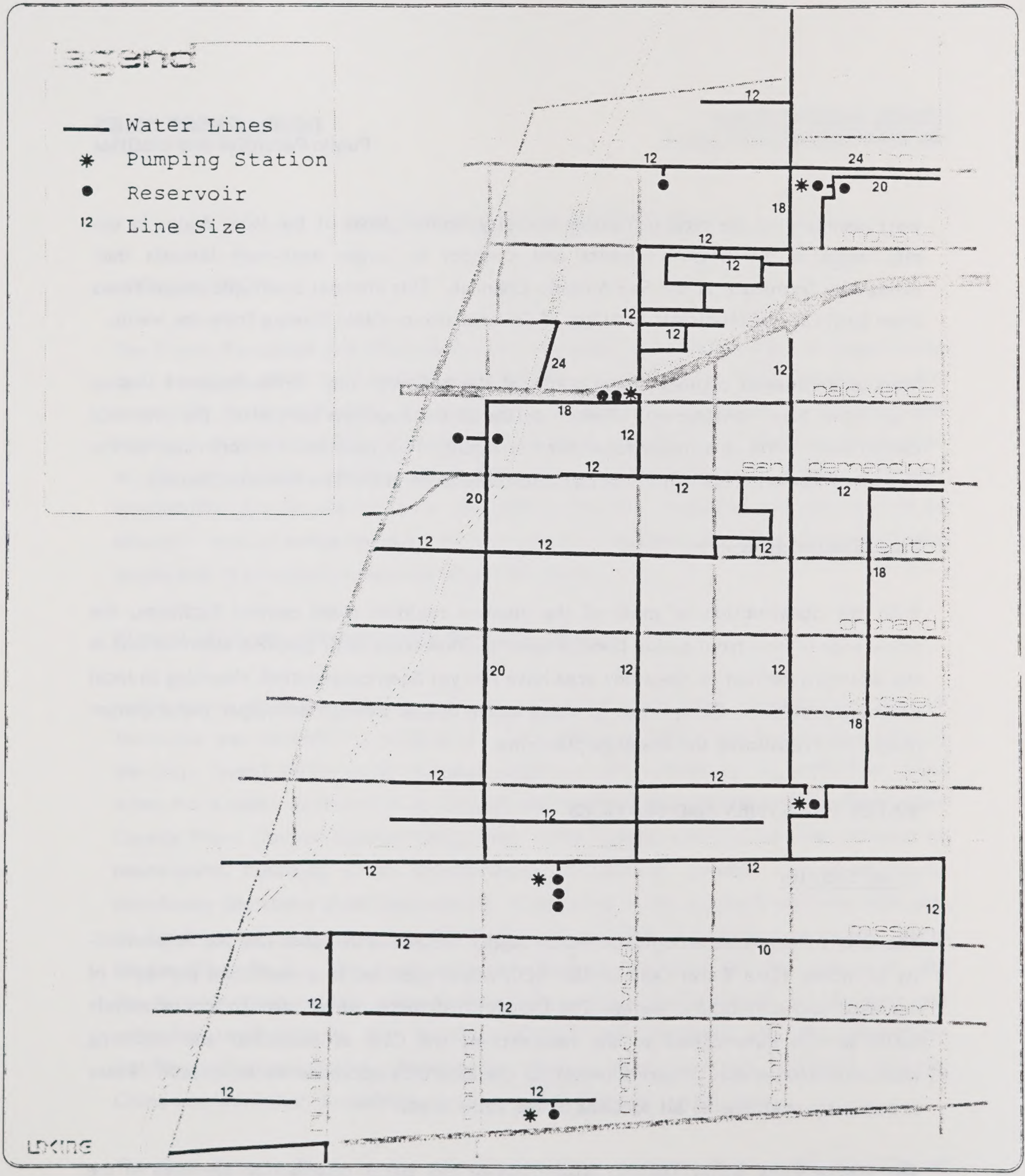
With the construction of most of the planned regional flood control facilities, the study area is free from major flood problems. However, some planned storm drains in the southern portion of the study area have not yet been constructed, resulting in local drainage problems. Completion of these storm drains through developer participation programs will resolve the drainage problems.

WATER FACILITIES AND SERVICES

Water Supplies

The City of Montclair's domestic water supply needs and demands are the responsibility of Monte Vista Water District (MVWD), which operates as a municipal purveyor of domestic and agricultural water. The District distributes water through approximately 8,100 service connections to the residents of the City of Montclair and adjoining unincorporated areas. Figure 9 identifies the District's backbone water system. Water is currently available to all portions of the study area.

The Monte Vista Water District, like most of the water distribution agencies in the Chino Basin, acquires the vast majority of its water supply from the Chino



BACKBONE WATER SYSTEM

Groundwater Basin. Approximately 90% of the water distributed by MVWD comes from the twelve District-owned and operated wells which can provide a total flow of 13,000 gpm. These wells, in conjunction with eleven reservoirs with a total storage capacity of 14.5 million gallons, are the principal components of the District's water production and storage facilities. The District also operates and maintains approximately 125 miles of service and transmission mains within its 7.3 square mile service area. These facilities are adequate for a maximum daily demand of 12 million gallons. No significant supply or distribution problem occurred in July, 1981, when a prolonged hot spell increased maximum daily demand to 15 mgd.

The overall regional responsibility for the supply and quality of groundwater in the Chino Basin belongs to Chino Basin Municipal Water District through its responsibility as water master. This responsibility includes the administration of groundwater extraction rights to users within the Basin. MVWD's allocation for 1981 was 4,148 acre-feet; however, more than 7,700 acre-feet was pumped from the Basin through the District's wells. To replenish this overdraft, the water master purchases imported water and passes on the recharge costs to the District. For this reason, MVWD has elected to participate in the Water Facilities Authority/Joint Powers Agency to construct a water treatment plant and related facilities.

This proposed JPA project consists of a 34 mgd water treatment plant in Upland and a distribution network to member agencies. Import water purchased from MWD through CBMWD will be treated to augment groundwater supplies. MVWD has requested a 5.0 mgd capacity for its use. It is expected that this additional flow will supply adequate imported water through 1990. Detailed design for the future plant preliminary project timetable estimates that the plant and appurtenant facilities could be completed by late 1984.

WATER CONSERVATION AND RECLAMATION

The responsibility for water conservation and reclamation in the Chino Basin is shared by several regional agencies. The Chino Basin Water Master manages the extraction of water from the Chino Basin and determines the replenishment requirements of the Basin to eliminate overdraft. The Chino Basin Municipal Water District (CBMWD), as the regional waste water treatment agency, is responsible for the disposal and reclamation of treated effluent. The SBCFCD, as the regional flood control agency, is responsible for the protection of life and property from uncontrolled storm waters and also captures and recharges some storm water runoff.

Unlike the water master, CBMWD and the SBCFCD whose water conservation and reclamation services are somewhat secondary to their main functions, the Chino Basin Water Conservation District (CBWCD) has a primary duty to promote, develop and finance water conservation and reclamation facilities within the Chino Basin. The District, which is headquartered in the City of Montclair, was formed in 1949. The District owns and operates several water conservation and recharge facilities within its boundaries which include all of Montclair, Ontario and Chino, as well as a portion of Rancho Cucamonga.

There are two major CBWCD water conservation facilities located within the corporate boundaries of the City of Montclair. The Montclair Basins are four recharge basins on a total of about 60 acres adjacent to the San Antonio Channel in the north part of the city. The majority of the land area is developed to basin recharge standards; however, twelve acres have yet to be excavated. Turnouts from the San Antonio Channel deliver both storm water and imported water (deposited in the channel upstream by a Metropolitan Water District pipeline) to the basins for percolation into the Chino Groundwater Basin. The Montclair Basins are a primary facility available to the water master for returning water to the basin. CBWCD percolates as much as 100 acre-feet/day in the basin. Local storm flows are also directed to these basins.

The CBWCD also operates the 25-acre West State Street Basin located west of Monte Vista Avenue and north of the Southern Pacific Railroad right-of-way. This recently completed facility accepts runoff from the West State Street Storm Drain, a lined trapezoidal channel that flows westerly along the Railroad right-of-way to the San Antonio Wash. The basin also receives runoff from Silicon Avenue on the west, Brooks Street on the north, and a storm drain servicing Holt Boulevard and areas north to San Bernardino Street.

The potential for future water conservation and reclamation facilities within the City of Montclair are somewhat limited by the availability of land adjacent to major sources of reclaimable water.

The City of Montclair has a higher concentration of major functional water conservation facilities than any city its size in San Bernardino County. A midge (small gnat-like insect) control problem limits the time of year these basins can be used without a nuisance to surrounding areas.

Water Issues

The responsibility for domestic water supply within the study area rests with MVWD. While local groundwater supplies are used to meet local needs, importation of water supplies is necessary to avert overdraft of the groundwater basin. This importation is accomplished by the CBMWD in its role as water master. With the construction of the WFA/JPA Upland water treatment plant, the study area's water system appears adequate to meet needs through about 1990 when an expansion of the water treatment plant is expected.

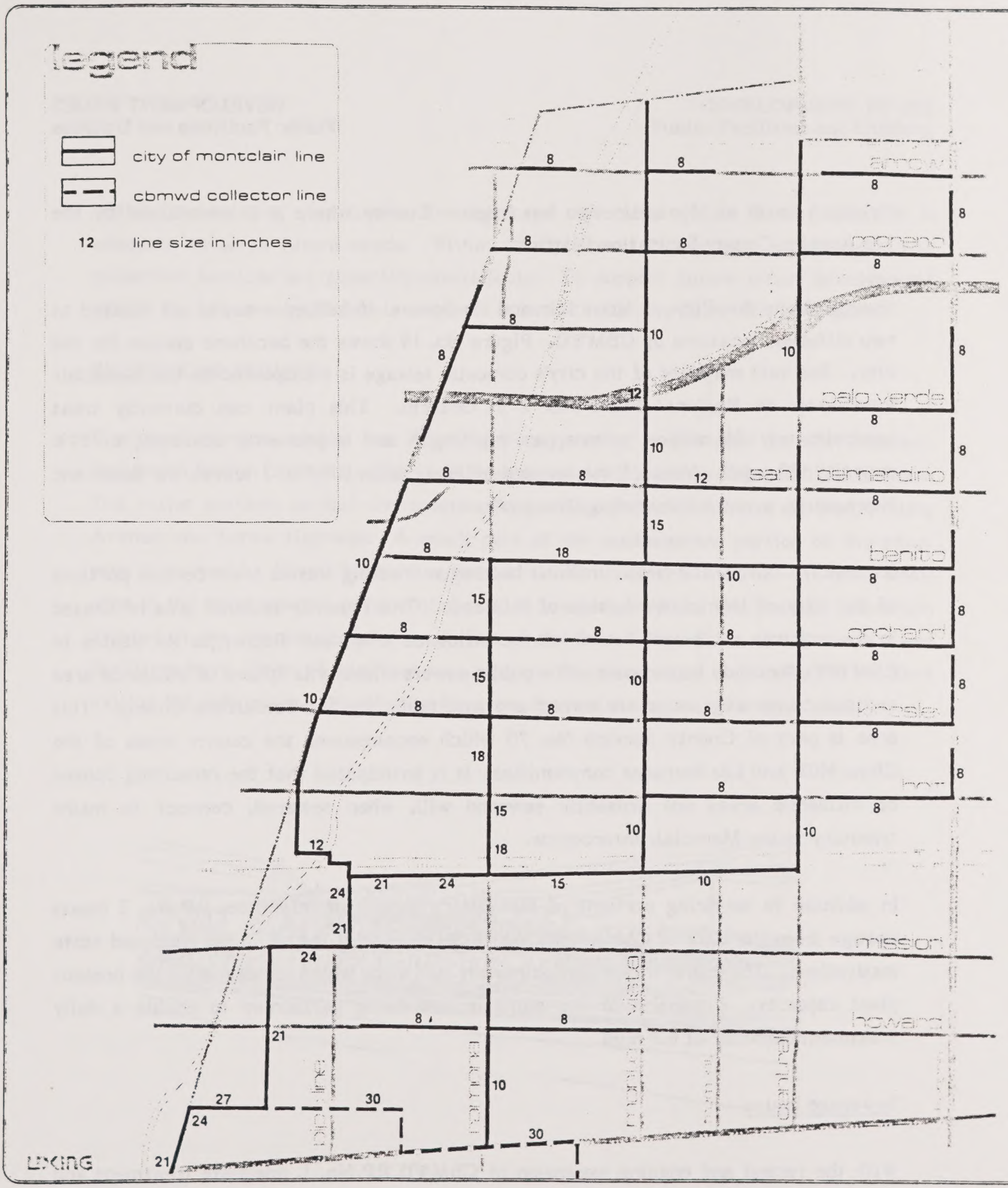
The major water issue facing the study area and the Los Angeles metropolitan area is the availability of imported future water supplies once the Central Arizona Project takes a significant portion of the Colorado River water now imported into Southern California. The source of these future supplies, whether from Northern California via the Peripheral Canal, or through local conservation or reuse programs is currently a matter of statewide debate.

WASTE WATER FACILITIES AND SERVICES

Sewage treatment and disposal within the basin and the City of Montclair is the responsibility of the CBMWD. In addition to providing treatment, CBMWD owns and maintains the regional interceptor sewers that collect and transport waste to its treatment plants. CBMWD, in accordance with its Regional Service Contract, is responsible for the treatment and disposal of tributary sewage flows from the City of Montclair.

CBMWD's Montclair Interceptor collects essentially all of the reclaimable waste water generated within the city. The interceptor extends from the western city limits easterly across the southern portion of the city, intercepting city-owned and maintained trunk sewer facilities. The Montclair Interceptor includes a pump station and a section of force main that are necessary to transport sewage through the cities of Chino and Ontario to CBMWD Regional Treatment Plant (RP) No. 1 located in south Ontario.

CBMWD also operates a nonreclaimable waste water line that exports industrial and other nonreclaimable wastes from the Chino Basin. This line extends in an east-west



existing sewer facilitie

city of montclair
general plan

figure 10

direction south of Montclair into Los Angeles County where it is maintained by the Los Angeles County Sanitation District.

Sewage from the City of Montclair and its Sphere of Influence areas are treated at two different locations by CBMWD. Figure No. 10 shows the backbone system for the city. The vast majority of the city's domestic sewage is transported by the Montclair Interceptor to Regional Plant No. 1 in Ontario. This plant can currently treat approximately 26 million gallons per day (mgd), and is presently operating at 80% capacity (20 mgd). Most of the treated effluent from RP No. 1 leaves the basin and flows south, eventually entering Orange County.

Recently, CBMWD RP No. 2 in Chino has begun treating wastes from certain portions of the City of Montclair's Sphere of Influence. This recently sewered area is located in the extreme southwest corner of the influence area, and discharges its wastes to CBMWD's Westside Interceptor. The public sewers within this Sphere of Influence area and the connecting sewer are owned and maintained by San Bernardino County. This area is part of County Service No. 70 which encompasses the county areas of the Chino Hills and Los Serranos communities. It is anticipated that the remaining Sphere of Influence areas not presently sewered will, when sewered, connect to mains tributary to the Montclair Interceptor.

In addition to servicing portions of Montclair's Sphere of Influence, RP No. 2 treats sewage from the City of Chino, the County Service Area in the Chino Hills and state institutions. The plant treats approximately 5.0 mgd, which is very near the present plant capacity. Expansion of the plant is now being performed to enable a daily treatment capacity of 6.7 mgd.

Sewerage Issues

With the recent and ongoing expansion of CBMWD RP No. 1, adequate treatment and transmission line capacity exists for current and future uses within the study area.

Within the existing city limits, the sewerage collection system is in place and is adequate to serve future needs. Within the Sphere of Influence, however, sewerage collection services are generally unavailable. To support future urban development within the Sphere, significant investment in sewer collection lines will be required.

ELECTRICAL SERVICE

Electrical service within the Montclair study area is provided by the Southern California Edison Company. The study area is serviced by three electrical substations. The major portions of the city are served by the substation located at Monte Vista Avenue and Arrow Highway. A small part of the southeastern portion of the study area is served by Narod Substation located in southwestern Ontario. Another small area in the southwestern portion of the study area is served by the Francis Substation located at the intersection of Francis Street and East End Avenue. All three of these facilities have three 66 kv lines running into the substation and three 66 kv lines exiting the substation. Distribution lines are located throughout the study area.

Electrical Service Issues

The existing Southern California Edison distribution facilities within the study area are adequate to meet future needs.

NATURAL GAS SERVICE

The Southern California Gas Company provides natural gas service to the study area. Natural gas is brought into the area by a 36-inch transmission line located along Benson Avenue. Gas is then transported to the regulator station located at 7th Avenue and Central Avenue where the pressure is reduced to distribution pressure. Natural gas is then transported throughout the study area through the 6-inch distribution line located along Central Avenue to a backbone system which consists primarily of 2-inch lines designed to maintain proper service pressures.

Gas Service Issues

The existing Southern California Gas Company distribution facilities are adequate to meet the future service needs of the study area.

TELEPHONE SERVICE

The General Telephone Company is responsible for the provision of telephone service to the study area. As a public utility, General Telephone is under the jurisdiction of the California Public Utilities Commission. In accordance with the established public utilities requirements, General Telephone must provide telephone services throughout the study area.

Telephone Service Issues

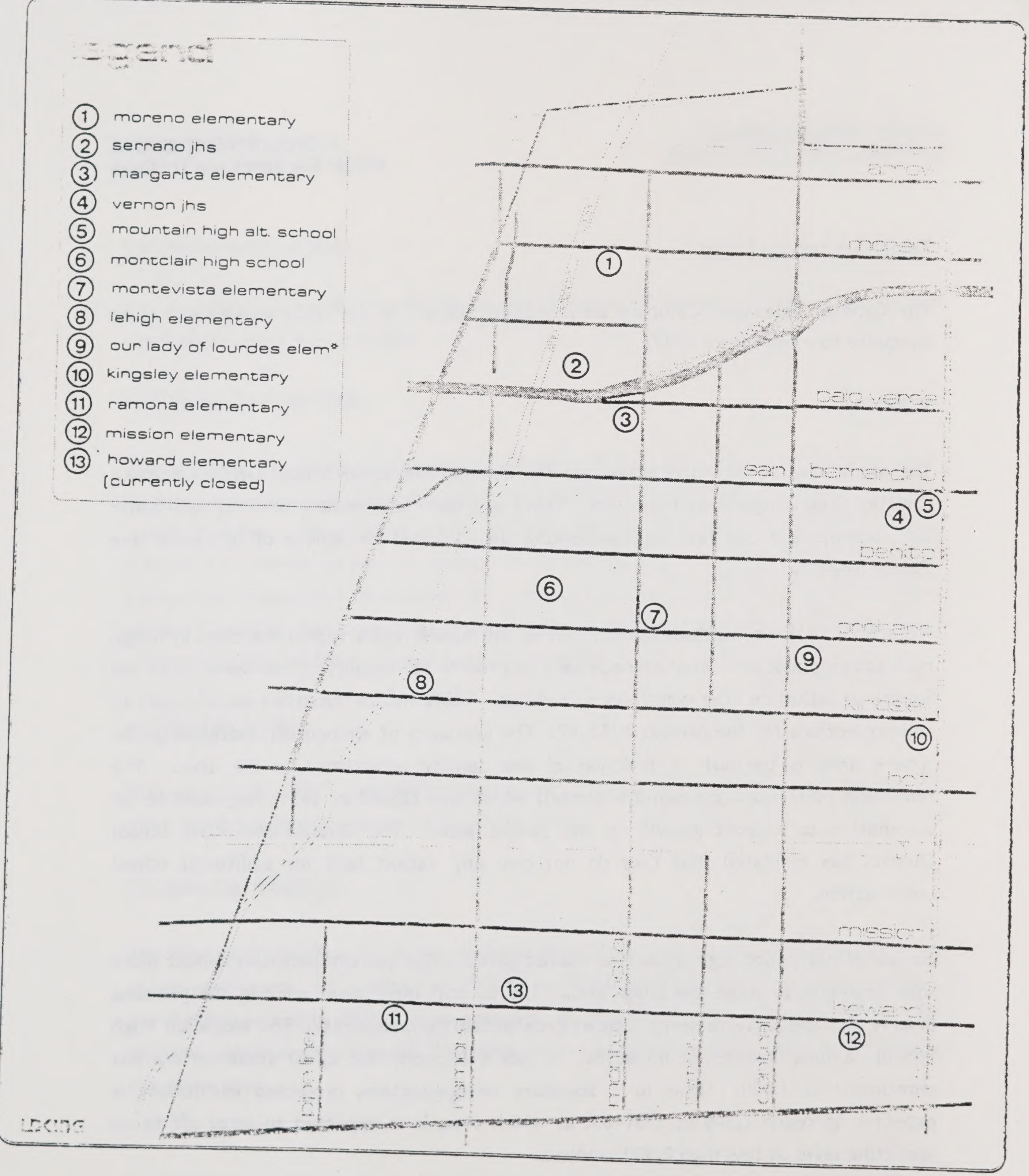
The General Telephone Company service facilities within the study area appear to be adequate to meet future needs.

SCHOOLS

The study area is currently served by the Ontario-Montclair School District and the Chaffey Union High School District. There are eight elementary schools, two junior high schools and one high school serving the city and its Sphere of Influence (see Figure No. 11).

All school facilities are adequate to serve the future needs within the city, although relocatable classrooms may be necessary to provide elementary school services as the Sphere of Influence area continues to develop. Table No. 18 identifies school capacity and projections for the periods 1982-87. The adequacy of elementary facilities in the sphere area is partially a function of the density established in the area. The reopening of Howard Elementary School, which was closed in 1975, may also be an alternative to support growth in the sphere area. The Ontario-Montclair School District has indicated that they do not own any vacant land for additional school construction.

No additional junior high schools are anticipated. The current facilities appear more than adequate to serve the study area. The current high school serving the planning area is also adequate to serve future needs within the community. The Montclair High School campus consists of 40 acres. It has a capacity for 2,500 students; current enrollment is 1,900. Due to a boundary reorganization, projected enrollment is expected to reach 2,500 in 1984-85, at which time it is expected to level off to an operating level of less than 2,500 students.



schools

city of montclair
general plan

figure 11

Table 18

ONTARIO-MONTCLAIR SCHOOL DISTRICT PROJECTIONS

SCHOOL	USABLE ACRES	STUDENT CAPACITY	Projected Enrollments with Space Availability and Needs									
			1982-83		1983-84		1984-85		1985-86		1986-87	
			A	B	A	B	A	B	A	B	A	B
Howard Elementary 4650 Howard	10.00	561							(Currently Closed)			
Kingsley Elementary 5625 Kingsley	9.85	573	563		559		563		585	1	600	
Lehigh Elementary 10200 Lehigh	8.84	602	541	2	550	1	559	1	570	1	577	
Margarita Elementary 9550 Monte Vista	9.07	502	430	2	454	1	480	1	496		520	1
Mission Elementary 5555 Howard	9.01	679	707	1	780	2	815	1	837	1	859	1
Monte Vista Elementary 4900 Orchard	9.07	573	566	2	573	2	561	2	559	2	566	2
Moreno Elementary 4825 Moreno	9.70	514	447	2	461	1	480	1	499		501	
Ramona Elementary 4225 East 9th Pomona	8.70	620	607		613		624		627		616	
Serrano Junior High 4725 San Jose	14.87	749	708	1	691	1	612	5	600	5	611	5
Vernon Junior High 9775 Vernon	16.59	712	649	2	591	4	597	4	583	5	592	4

Column A	Projected Enrollment
Column B	Excess Space or Additional Space Needed (indicated by)

School Issues

Enrollment projections over the next five years indicate that although some portable classrooms will be necessary, elementary school facilities will be adequate to handle future student loads. Existing junior and senior high school facilities are adequate to serve future study area needs.

LIBRARY

The Montclair Library is a branch of the San Bernardino County Library System. It was established on September 25, 1952. The library was originally housed in the Monte Vista Elementary School. In June of 1963, the library was moved to a 3,530 square foot building constructed by the City of Montclair for the County Library. In October, 1966, with the completion of the newly enlarged library building providing 14,101 square feet, this facility became the largest in the County Library System. The library is located in the Montclair Civic Center.

The Montclair Branch Library contains approximately 64,000 volumes. As a member of both the Inland Library System and the SIRCULS Network (San Bernardino, Inyo, Riverside Counties United Library Service Network), access to over three million volumes is provided through inter-library loan. The library has approximately 9,700 registered borrowers, and serves an average of 8,000 users per month.

This facility houses the audio-visual collection of the San Bernardino County Library System which includes films, video-cassettes, and film-strips. Additionally, it serves as a depository for the only existing local history collection for the City of Montclair. The library also provides a collection of records, cassettes, art prints, and posters. An extensive collection of Spanish books, magazines and cultural material has been made available by a Federal grant which established the Shared Chicano Resources Project. A variety of other foreign language materials is also on hand.

This library serves as the theatre and fine arts center for the San Bernardino County Library System, and has recently acquired an additional 150 titles for the special motion pictures collection. A variety of services and programs is offered throughout the year for children of all ages through the Children's Services Department.

Among the other services available at the Montclair Library is a reference department offering telephone reference service. Citizens may also participate in free public interest programs and make use of a free public meeting room.

Library Issues

The Montclair Library is the largest within San Bernardino County Library System. It is adequate to serve the future needs of the study area residents.

FINDINGS

There are few constraints that currently affect the adequacy of Public Facilities and Utilities in the City of Montclair. The level of urban services provided to the existing developed areas and to the residents in the city is of high quality. In the unincorporated area south of Montclair, however, services are provided at a lower level and some are not available. This situation can generally be attributed to the absence of local government control.

In the event of an annexation of these lands to Montclair, the provision of municipal services would become the responsibility of the city.

- An overdraft of groundwater supplies in the Chino Basin has occurred in the past and has provided an impetus to seek imported waters and construction of the WFA/JPA Upland water treatment plant.

- In the unincorporated area south of Montclair, sewage collection services are generally unavailable and will require new sewer lines to support future development.

- Certain streets in the city do not have local storm drains, creating ponding during stormy periods.

- The existing school facilities for Montclair residents have adequate accommodations to serve existing and future enrollments. Some portable classrooms may be necessary.

- Library and solid waste disposal systems have adequate facilities to meet the future needs of Montclair, although facilities expansion may be necessary.

- Electrical, natural gas and telephone system services all have adequate distribution systems to meet Montclair's future needs.

PUBLIC FACILITIES GOAL AND OBJECTIVES

Goal

To coordinate, through the General Plan, the development of public facilities within the city including Civic Center, library, recreation facilities, and schools.

Public Facilities Objectives

- To locate facilities where they will provide the maximum service with the greatest efficiency.

- To utilize public funds with care to assure the maximum public service for the tax dollars.

- To welcome cooperation from the private sector in all community enterprises.

- To emphasize quality in all development by providing for a stable, steady population growth. To ensure that the residents of the city shall be provided with adequate services including utilities, street capacities, open spaces for recreation and other public facilities.

- To continue to develop remedial programs to reduce nuisance flooding and ponding on local streets during periods of normal precipitation. These programs should include a priority rating system for an expedient resolution of the most severe problems.

- Coordinate land use studies with the local school districts to determine the most appropriate location and distribution of school facilities to serve the educational programs for all citizens of Montclair.

- Ensure that the Civic Center area will be maintained to provide space and facilities for the efficient administration of the city government and thus remain the major focal point of community activities without further encroachment into the Alma Hofman Park.

- Promote adequate library facilities located in accordance with library standards and equipped with books, reference materials and educational devices to serve all the residents of Montclair.

PUBLIC FACILITIES IMPLEMENTING POLICIES

- Protect elementary and secondary school plant investments by preserving the character and quality of residential and nonresidential development.

- Coordinate the use of school and park recreational facilities through cooperation to the mutual benefit of service, safety, convenience and economy.

- Endorse safety of children by requiring sidewalks adjoining and leading to school sites.

- Endorse the widest utilization of all school facilities by all citizens.

- Continue a program of land acquisition and development for parks and open space in areas which are not presently served or where the need for additional facilities is indicated by population growth or higher density.

- Continue to secure the dedication of park and or open space land in subdivisions or obtain in-lieu fees in order to permit the city to acquire and develop park facilities where a need can be demonstrated.

- The Civic Center district that has been designated and architectural and landscape architectural design standards and regulations that have been adopted should be monitored and updated as necessary to protect the public investment in the area.

- Promote the continual upgrading of the fire and police programs by acquisition of modern equipment and training of employees to increase their efficiency.

- Establish and maintain the optimum fire insurance rating for the community, consistent with a balance between the needs and expenses to the community.

PUBLIC UTILITIES GOAL AND OBJECTIVES

Goal

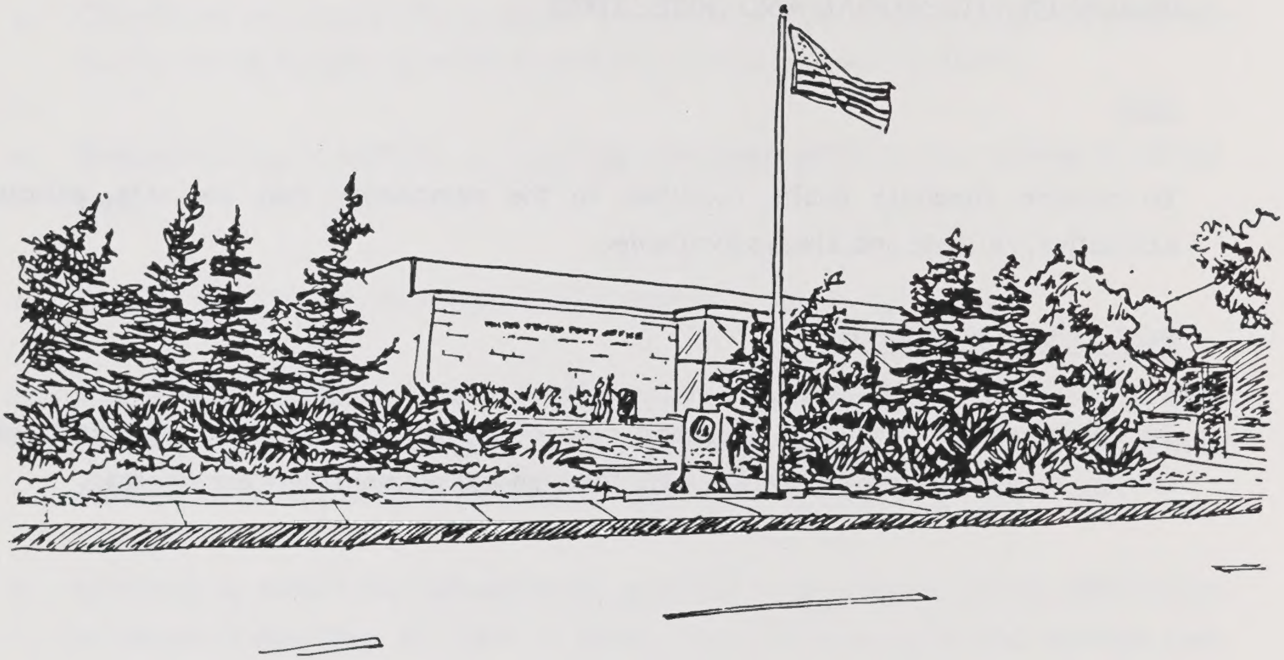
To provide adequate public facilities to the community that are safe, efficient, attractive, reliable and always available.

Public Utilities Objective

To coordinate the location, size and type of public services including water, electricity, telephone, sewers and gas with the land use element they are to serve.

PUBLIC UTILITIES IMPLEMENTING POLICIES

- Review the public utility plans for the city and ensure that they are coordinated with the city's plans.
- Continue to promote the undergrounding of all overhead utility lines that serve or pass through the city.
- Promote the beautification of all public utility buildings, structures, and fixtures through cooperation with the various public utility agencies. Beautification can be accomplished by painting, landscaping and using similar materials for walls and structures which are in accord with the Community Design policies.



- Strive to attain high quality service for the residents of the city.

- Strive for unification of postal districts within the city and the incorporated limits of the city south of State Street.

COMMUNITY DESIGN

INTRODUCTION

The Community Design Element is a statement by the city of its intention to create a special design character that is recognizable throughout the community. Through a concerned implementation program, application of the principles contained in the Community Design Element will result in several important achievements. These are summarized as follows:

- Improve community aesthetics.
- Increase overall community economic value.
- Increase the desirability of the community as a place of residence, employment and for consumer activity.
- Increase community efficiency, security and safety.

COMMUNITY DESIGN SETTING AND FINDINGS

This Community Design Element is intended to describe the policy statements that will be used by the city to determine future project merit and consistency, as well as to provide an impetus for communitywide improvement programs. A Development Plan for Community Design has been prepared for adoption concurrent with the 1983 General Plan. This document provides general background and design features and a variety of principal design elements in both written and graphic statements and will be utilized by the city to review project design form and function. The Development Plan also includes a discussion of the city's urban form and an evaluation of certain findings.

COMMUNITY DESIGN GOALS AND OBJECTIVES

Goals

- To coordinate, through the General Plan, the physical elements of the city into an attractive as well as a functional relationship in order to establish, preserve and enhance the city's setting and identity.

- To develop a comprehensive framework plan and program for the protection and enhancement of the scenic environment adjacent to selected state highways, county roads and travel routes of unique or local importance within the City of Montclair.

Community Design Objectives

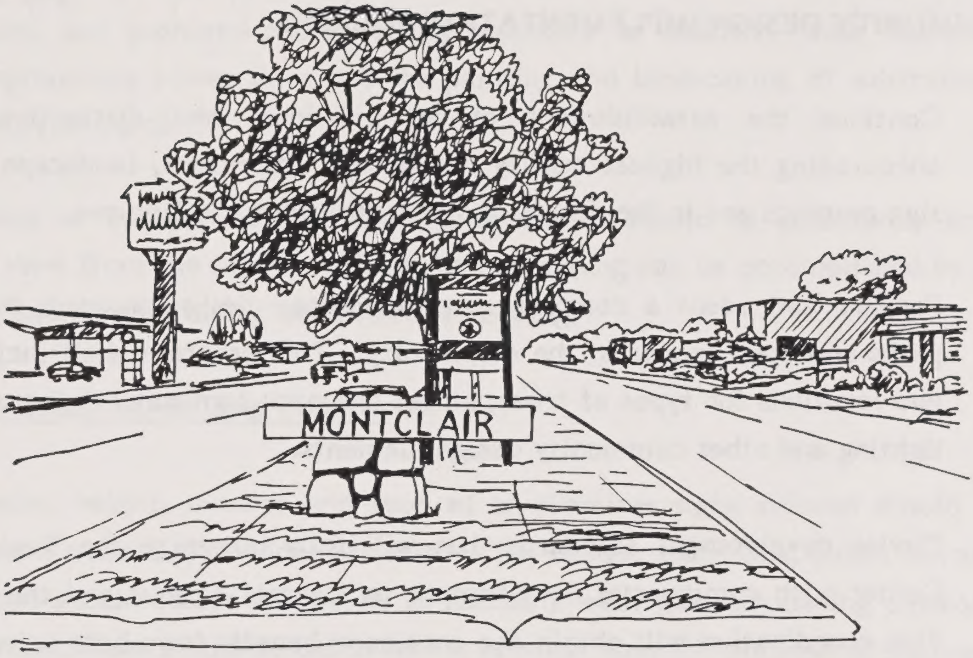
- To develop parkway improvement programs to enhance scenic qualities.

- To encourage the design of road and street improvements that protect or enhance the scenic values along the city's roadsides.

- To continue to develop and reexamine policies and programs regulating public and private improvement as they relate to enhancing the community aesthetic image.

- To promote the concept of diversifying residential land uses within a residential district by integrating single-family homes with townhomes, patio houses, condominiums, etc., while maintaining neighborhood continuity.

- To promote the maintenance of compatible land uses and mitigate existing land use conflicts through redevelopment and/or incorporating the design principles and concepts contained in this element.



- To promote community identity and community aesthetics as a means for creating a positive living and working environment as well as to maintain high economic stability.

- To develop procedures which will permit the city to require aesthetic treatment in all new development.

- To encourage the development of parcels along Central Avenue and Holt and Mission Boulevards where development has previously been hindered due to parcel size and configuration, access, and multiple ownerships.

COMMUNITY DESIGN IMPLEMENTATION POLICIES

- Continue the establishment of an individual and distinctive identity by encouraging the highest quality design in architecture, landscape architecture, sign graphics and in the design of street furniture and fixtures.

- Prepare and adopt a comprehensive landscape design program for the streets, parks and open spaces in the community. This program shall include standards and locations for types of trees, street and park furniture, sign graphics, paving, lighting and other community design elements.

- Devise development standards that will fully integrate the Regional Shopping Center with commercial development on Central Avenue and the Civic Center. This coordination will obtain the maximum benefit from both private and public investments.

- Encourage the state to install the highest quality of planting along the freeway to ensure the compatibility of the freeway with the total environment of the community, except where the noise level has an adverse impact where sound walls should be installed.

- Establish a complete program for developing and landscaping the center island from city limit to city limit on all major circulation arteries.

- Continually review new opportunities for design concepts to be implemented through the zoning ordinance to improve the appearance of parking lots and other areas devoted to automobile use.

- Continually review new opportunities for design concepts to be implemented through the zoning ordinance for buildings and landscaping in order to encourage quality development.

Need statement like
"speculative land division, where there is no physical development proposed, shall generally be discouraged in order to forestall difficulties of development or land assembly in the future; the use of a specific plan and/or detailed covenants on the property may be considered as a mitigating factor."

- Require and promote public utility agencies to beautify their facilities by undergrounding power lines and the painting and landscaping of substations and corporation yards.

- Existing or indispensable conflicting land uses should be effectively screened from view from the roadway. Effective screening can be accomplished by proper use of plantings, grading or attractive fencing.

Signs and Outdoor Advertising Policies

- The size, height, number and type of on-premises signs allowed should be the minimum necessary for identification. The design, materials, color, texture and location should relate to and be in harmony with the surrounding environment. Sign regulations should be based on the premise that the purpose of signing is for identification and not as a means of advertising.

- Off-premises outdoor advertising should not be permitted to intrude or impact upon residential, commercial, or light industrial areas.

Utility Lines Policies

- New or relocated utility lines should be placed underground whenever feasible. Consideration may be given to the placement underground, or other relocation of existing overhead lines.

- Alignment of new transmission and distribution lines should be such that the lines do not harm scenic resources nor the visual environment.

Grading and Erosion Policy

- Grading or earth moving operations should be done with a minimum of disturbance to the natural ground and result in naturalistic or sculpturesque forms. Quarries and other excavations should be restored to an attractive appearance.

Trees and Plant Materials Policies

- Existing specimens and stands of trees and other plant materials of outstanding scenic value should be protected.
- Older mature trees provide a sense of age and permanence. Every effort should be made to retain these trees, even in new development and in instances where the tree can be saved in the event of a disorder. As a policy, the city should adopt and maintain a Master Plan of Street Trees that includes a minimum maintenance and replacement program.

Development Design Policy

- Site planning, architectural and landscape architectural design should result in an attractive appearance and a harmonious relationship among the various elements of the development to blend with the image of the community.

Property Maintenance Policy

- Structures on private or public properties should be maintained in good condition and proper attention should be given to a neat appearance and replacement of dead or dying plant material. The grounds should be kept free of trash or other objectionable uses or effectively and attractively screened from view.

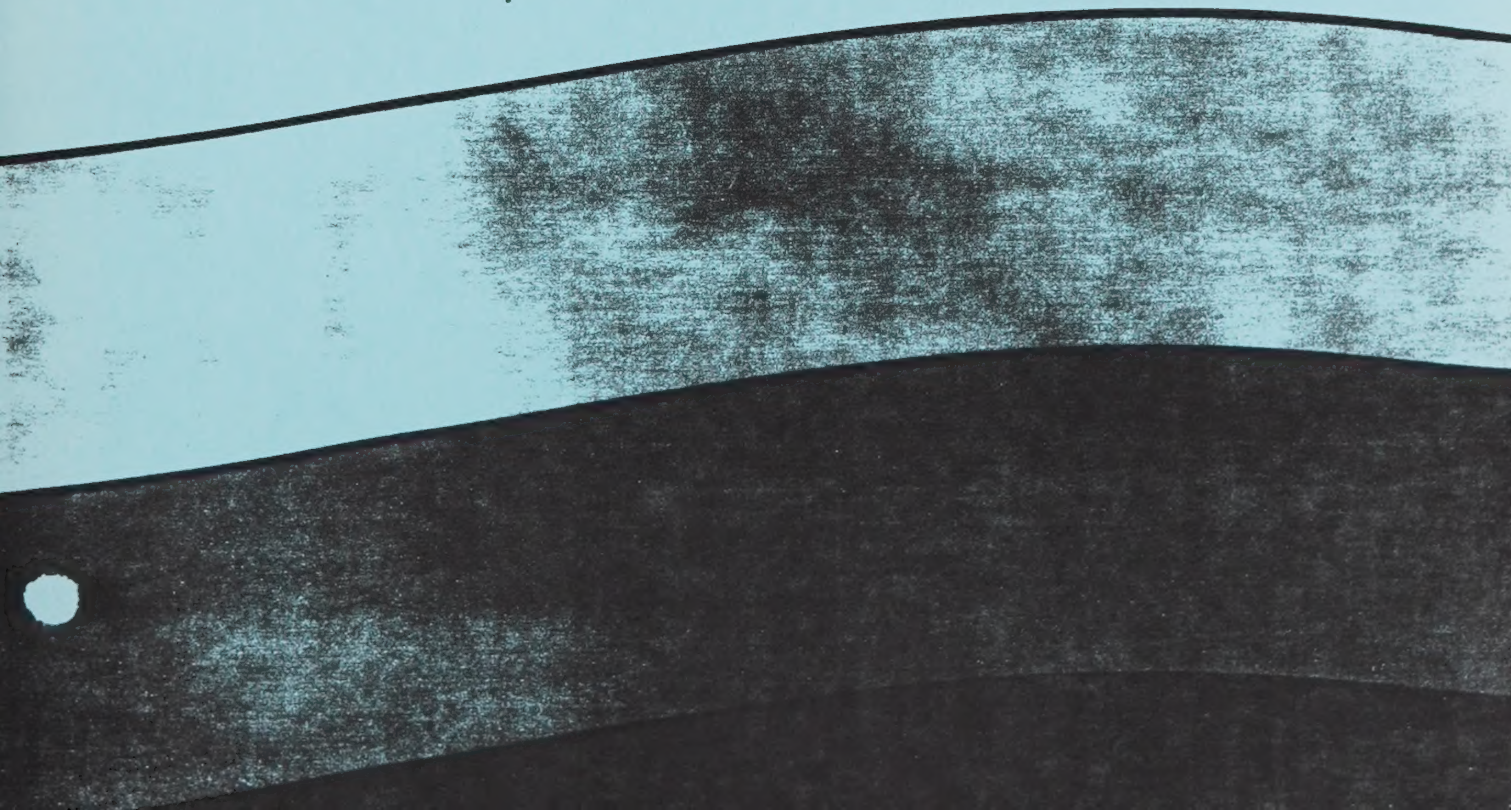
Historic Preservation Policies

- All efforts should be made to identify, protect and enhance all historical and archaeological points of interest.
- Establish a historical resource library and museum where important city and community archives and memorabilia can be preserved for future generations.

2.

PUBLIC HEALTH AND SAFETY

- SEISMIC SAFETY
- NOISE
- SAFETY



SEISMIC SAFETY

The Seismic Safety Element is provided in the General Plan to alert existing and future development in the city of the potential hazards associated with seismic and geologic activities. While the level of risk associated with these activities is considered fairly low, the potential for earthquake damage exists throughout the region due to the proximity of nearby active and potentially active fault systems. Knowledge of this potential threat will influence the type of development proposed as well as focus on the need for structure improvements where necessary.

FINDINGS

Few conditions in the Montclair study area suggest future potential hazards relating to geologic and seismic occurrences. The absence of distinguishable physical features preclude the possibility of most hazardous geologic events occurring in the city. However, no active or potentially active fault traces have been documented in Montclair.

- As a result of low soil pressure, most soils require special engineering or soil preparation to ensure foundation stability.

- The only steep slopes in the entire study area are those man-made slopes created by previous mining operations.

- Cucamonga Fault, located 3.5 miles north of the study area, is considered to have a high earthquake potential. A regional seismic factor of IX on the Modified Mercalli Scale has been assigned to Montclair, representing a potential for considerable seismic-related damage. The primary hazards associated with earthquake activity are the collapsing of transportation-related grade separations, tall buildings and utility lines.

- Hazard to freeway overpasses.

SEISMIC SAFETY GOAL AND OBJECTIVES

The goal of the Seismic Safety Element is to reduce the loss of life, injuries, damage to property and social-economic dislocations resulting from seismic-geologic hazards. To achieve this goal, the following objectives are established:

- To propose procedures which will provide a degree of safety from structure failure.
- To promote public awareness of geological and structural hazards.
- To provide guidance to the public during and after a geologic disaster.
- To promote interagency assistance for persons affected by geologic hazards.
- To recognize and consider state-of-the-art advancements relating to geologic hazards.

SEISMIC SAFETY IMPLEMENTING POLICIES

- Promote open space land uses on land determined unfit for structures of human occupancy.
- Develop public works projects designed to protect the public and property from geologic hazards.
- Request geologic studies for proposed development for human occupancy, emphasizing all critical facilities and structures of high or involuntary occupancy, within areas needing special management.

- Stress compatibility between structural design and local geologic hazard.

- Support programs which would locate seismically unsafe structures and elements, and then require their mitigation.

- Support programs which would increase minimum seismic structural resistance standards.

- Develop programs and procedures which will inform the general public and other governmental agencies of the seismic-geologic hazards and policies which concern them.

- Continue improving the city's disaster response system.

- Request that public safety facilities be located, designed, and managed in a manner which would maximize their ability to remain functional during and after an earthquake.

- Set aside funds and develop programs to aid in the abatement of unsafe structures.

- Encourage State of California geologic hazards research programs and acceptable risk studies.

- Support geologic protection legislation.

- Require all new developments to comply with State of California seismic safety standards.

- Encourage the reduction of risks associated with hazardous buildings through action programs including, but not limited to, renovation, occupancy reduction, and selective demolition.
- Provide relocation assistance to persons or businesses temporarily or permanently dislocated from hazardous buildings.

NOISE

INTRODUCTION

Awareness of noise has become a key feature in the perception of the quality of our environment. Noise affects the home environment, work environment and enjoyment of recreational activity. For these reasons, noise has become an important aspect in the community planning process.

Physical health, psychological stability, social cohesion, property values, and economic productivity are factors affected by excessive amounts of noise. Noise, as it has been simply defined, is "unwanted sound." It is an undesirable by-product of transportation elements and industrial activities within the community that permeates man's environment and causes disturbance. The full effect of such noise on the individual and the community will vary with its duration, its intensity, and the tolerance level of the individual.

The State of California has mandated that each county and city prepare a Noise Element as part of its General Plan. California Government Code Section 63302(g) requires:

> "A noise element, which shall recognize guidelines adopted by the Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code, and which quantifies the community noise environment in terms of noise exposure contours for both near- and long-term levels of growth and traffic activity. Such noise exposure information shall become a guideline for use in development of the land use element to achieve noise-compatible land use and also to provide baseline levels and noise source identification for local noise ordinance enforcement.
>
> "It shall be the responsibility of the local agency preparing the General Plan to specify the manner in which the noise element will be integrated into the city's or county's zoning plan and tied to the land use and circulation elements and to the local noise ordinance. The noise element,

> once adopted, shall also become the guideline for determining compliance with the state's noise insulation standards as contained in Section 1092 of Title 25 of the California Administrative Code." (State of California General Plan Guidelines, 1980, p. 121-2.)

DEFINITIONS

The following terms common in noise evaluation work are defined for the reader's information:

A-Weighted Sound Level - dB(A)

The sound pressure level in decibels as measured on a sound meter using the A-Weighting filter network. The A-Weighting filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

Ambient Noise Level

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL)

The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten (10) decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. CNEL takes into account the lower tolerance of people for noise during the evening and nighttime periods.

Day-Night Average Level (Ldn)

The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. represents the daily energy noise exposure averaged on an annual basis.

Decibel (dB)

A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

Equivalent Energy Level (Leq)

The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period.

Noise

Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.

Noise Contour

A line drawn around a noise source indicating constant or equal level of noise exposure. CNEL is a typical standard used to describe community exposure to noise.

Sound Level Meter

An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

FINDINGS

Noise in the study area is an important issue with specific regard to the maintenance of a desirable living/working environment. Until recently, planning for the noise environment has been somewhat overlooked in Montclair. Several noise generators exist throughout the study area which have had a profound effect on certain noise sensitive receptors. Today, the effects of noise on individuals and the community have been accurately documented and current planning practice emphasizes the maintenance and enhancement of noise-sensitive environment. As conditions throughout the study area change (i.e., increased traffic volumes, new industrial construction), the need to protect the environment from excessive noise generation is reinforced.

An extensive noise report of the study area was prepared by J. J. Van Houten and Associates in 1981. Excerpts of this report are included in the Existing Setting Report of the General Plan. In December of 1982, J. J. Van Houten prepared 1981 and projected 1995 Noise Contour Maps and estimated the number of people exposed to various levels of noise from known sources. The results of this evaluation are presented in Table 19.

The following points are identified noise issues of importance to Montclair:

- A significant amount of noise is generated from vehicular travel occurring on freeway, arterial, and secondary highway systems. Existing CNEL values for certain residential uses bordering the freeway range from 70 to 80 dB, and for arterials, often exceed 65 dB.

- Air traffic patterns established for the Ontario International Airport are directed over portions of the study area today (specifically the Sphere of Influence). Single event noise levels for jet takeoffs measured in various residential locations range from 72 to 92 dB(A). Helicopter overflights have also generated high noise levels ranging from 85 to 95 dB(A). The frequency of

Table 19
NOISE IMPACTS
Existing Conditions - 1981, and Projected Impacts - 1995

Range of CNEL	Ontario International Airport	Interstate 10 Freeway	Major and Secondary Arterials	Railroads	Lower Levels of Aircraft, Arterial and/or RR Noise	Total Number of People Exposed to Various Levels of Noise	Percent of Total
EXISTING - 1981							
Less than 60 dB	---	---	---	---	4,780	4,780	17.0
60 - 65	10,090	1,570	1,170	---	---	12,830	45.8
65 - 70	7,780	860	1,090	40	---	9,770	34.9
70 - 75	---	430	120	30	---	580	2.1
75 - 80	---	50	---	---	---	50	0.2
Total Number of People Exposed to Various Sources of Noise:	17,870	2,910	2,380	70	4,780	28,010	100.0
Percent of Total:	63.8%	10.4%	8.5%	0.3%	17.0%	100%	
PROJECTED - 1995							
Less than 60 dB	---	---	---	---	19,270	19,270	49.0
60 - 65	9,450	970	3,120	---	---	13,540	34.6
65 - 70	2,580	920	1,940	40	---	5,480	13.9
70 - 75	---	730	160	30	---	920	2.3
75 - 80	---	90	---	---	---	90	0.2
Total Number of People Exposed to Various Sources of Noise:	12,030	2,710	5,220	70	19,270	39,300	100.00
Percent of Total:	30.6%	6.9%	13.3%	0.2%	49.0%	100%	

*Based on population densities of 3.36 people per single-family unit and 2.46 people per multi-family unit.

helicopter overflights have been low, however, and are not identified as significantly impacting the noise environment in the study area.

- Air traffic impacts measured in CNEL are projected to drop significantly in the future as illustrated in Table 19.

- Approximately 16-20 rail trips occur daily along two parallel rail lines through the southern study area and a minimal number of trips along a third rail line in the northern study area. The impact from rail-associated noise generation to nearby residences is most severe during nighttime activity.

- The future impact on the noise environment from vehicular, air and rail traffic is dependent on the frequency of future trips, particularly during the evening hours. In addition, the relationship of future land uses in the study area to noise impact zones must be reviewed for compatibility. Residential uses adjacent to commercial/industrial uses are often impacted by noise-producing activities. This usually occurs from trucking transfers, loading docks, and mechanical equipment operation.

- Construction activity is a potential noise nuisance to noise-sensitive uses, particularly during the evening hours.

NOISE GOAL AND OBJECTIVES

Goal

To provide a reference to be used in connection with actions on various public and private development matters, as required by law, and to establish uniformity of policy and direction within the city concerning actions to minimize or eliminate noise pollution. In addition, it will provide a basis for decision making regarding proposals which may have an impact on the city's environment.

Noise Objectives

- To establish the appropriate standards and the related technological base for the continuing enforcement of the city's noise control ordinance.
- To provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process.
- To develop strategies for abatement of excessive noise exposures.
- To protect those existing regions of the city for which noise environments are considered acceptable and those locations throughout the city which are considered "noise sensitive."
- To encourage the reduction of noise from all sources such as motor vehicles, industrial/commercial activities, and residential activities which generate excessive and intrusive noise.
- To ensure that the health and well being of the citizens of Montclair are not compromised by exposure to excessive and possibly harmful levels of noise.
- To provide a quality environment in which the citizens of the City of Montclair may live and have assurance of continued health and well being.

NOISE IMPLEMENTING POLICIES

- The city will actively participate in the legislative process leading to a viable means of financing the construction of noise barriers along the freeway adjacent to residential and other sensitive noise receptors.

- The city will seek financing to construct noise barriers along the Pacific Electric, AT & SF, Southern Pacific, and Union Pacific rail line corridors where it is determined that a significant impact exists at residential and other noise-sensitive areas.

- The city will monitor the existing operations on the Pacific Electric, AT & SF, Southern Pacific, and Union Pacific rail lines as well as any plans for future development. Any actions that increase the level of noise throughout the city will be discouraged.

- The city will encourage the AT & SF, Southern Pacific, and Union Pacific rail companies to minimize the level of noise produced by existing train movements. This can be accomplished by regular maintenance of the track and trains.

- The city will encourage the implementation of noise control procedures by the Ontario International Airport and will encourage methods by which noise exposure due to aircraft flyovers may be minimized within the city.

- The city has based its land use planning efforts on the noise control programs described in the Final Environmental Impact Statement for the Ontario International Airport Development Program dated May, 1978. The city is counting on the completion of the airport improvement programs and encourages the airport authorities to implement the abatement methods described as soon as possible in order to reduce the level of aircraft noise exposure in Montclair.

- The city will consider planning guidelines which limit the noise exposure for the exterior living space of all new residential developments within noise impact areas to no greater than 65 CNEL.

- The city will require that the state's Noise Insulation Standards for exterior-to-interior noise control be applied to all new single-family developments and will continue to enforce the standards for all new multi-family developments.

- The city will adopt the state's Noise Insulation Standards to limit intrusive noise levels and minimize noise intrusion between units for all new condominium conversion projects within the city.

- The city will adopt a noise ordinance similar to that recommended by the State Department of Health which will place a limit on the level of noise produced by residential, commercial, and industrial activity that may intrude on adjacent properties.

- The city will consider noise control requirements for all new equipment purchases by city departments.

- Future projects within the city will reflect a consciousness on the part of the city regarding the reduction of unnecessary noise near noise-sensitive areas such as residential developments, parks, hospitals, libraries, convalescent homes, etc., as follows:

    1. Close attention should be given to the assessment of noise as part of environmental impact statements.

    2. Maintain liaison with transportation agencies, such as Caltrans, regarding the reduction of noise from existing arterials and freeways, and the control of noise from new facilities.

    3. Consideration should be given to buffer noise-sensitive areas from noise-generating land uses.

4. Noise monitoring within the city will be an ongoing process conducted by the appropriate department. Additionally, a liaison will be developed between the city and the San Bernardino County Health Department in order to obtain assistance in on-site measurements of noise levels.

- A review of ongoing policies and ordinances will be developed every five (5) years or as new technological developments warrant as per state guideline requirements.

- The city will encourage its agencies to observe the state and federal occupational safety and health noise standards.

- The city will encourage the enforcement of regulations such as the State Vehicle Code noise standards for all privately owned, city owned and city operated automobiles, trucks, and motorcycles operating within Montclair.

SAFETY

INTRODUCTION

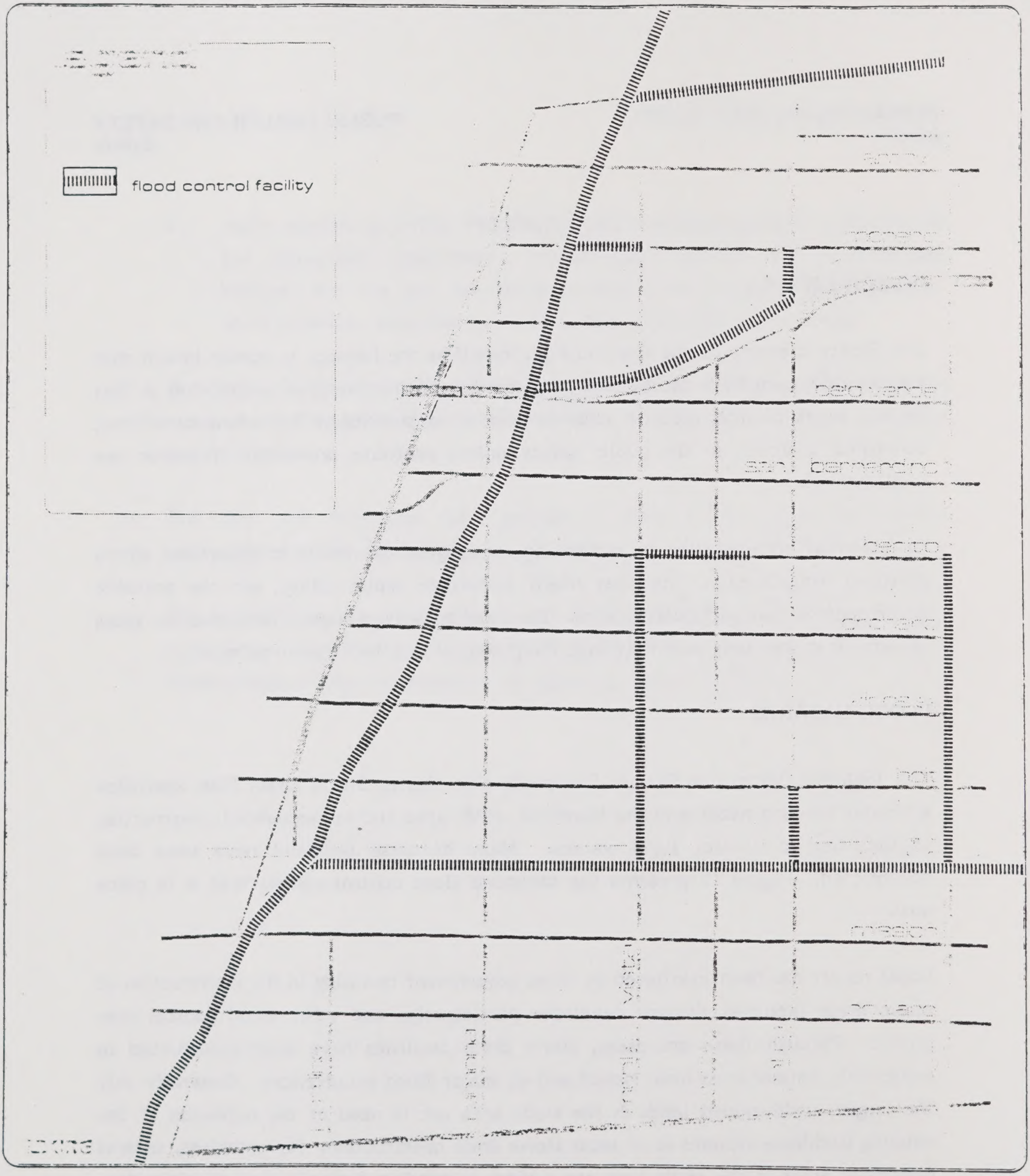
The Safety Element of the General Plan identifies the hazards to human health that are possible from both natural and man-induced activities. The assumption is that certain types of land uses, in close proximity to potentially hazardous conditions, constitute a threat to the public safety unless adequate preventive measures are implemented.

An essential consideration in estimating the degree of risk is to determine where potential hazards exist, how they might jeopardize public safety, and the probable occurrence of that particular hazard. The Existing Setting Report identifies the types of hazards in the study area that have the potential to affect human safety.

FLOOD HAZARDS

The 1966 San Bernardino County Comprehensive Master Storm Drain Plan identified all major flooding hazards in the Montclair study area and recommended construction of facilities to control flood waters. Many of these facilities have since been constructed. Figure 12 presents the backbone flood control system that is in place now.

Local runoff has been monitored by local government resulting in the construction of storm drain facilities through developer participation and other flood control programs. Through these processes, storm drain facilities have been constructed to adequately control most local runoff and all major flood occurrences. Generally only the larger, undeveloped lands in the study area are in need of the extension of the existing backbone systems or of local storm drain construction. Nevertheless, several developed areas in the study area are subject to ponding during intense precipitation.



backbone flood control system

city of montclair
general plan

figure 12

Completion of these extensions and local systems through developer participation programs will satisfy most of the remaining drainage problems.

AIR QUALITY

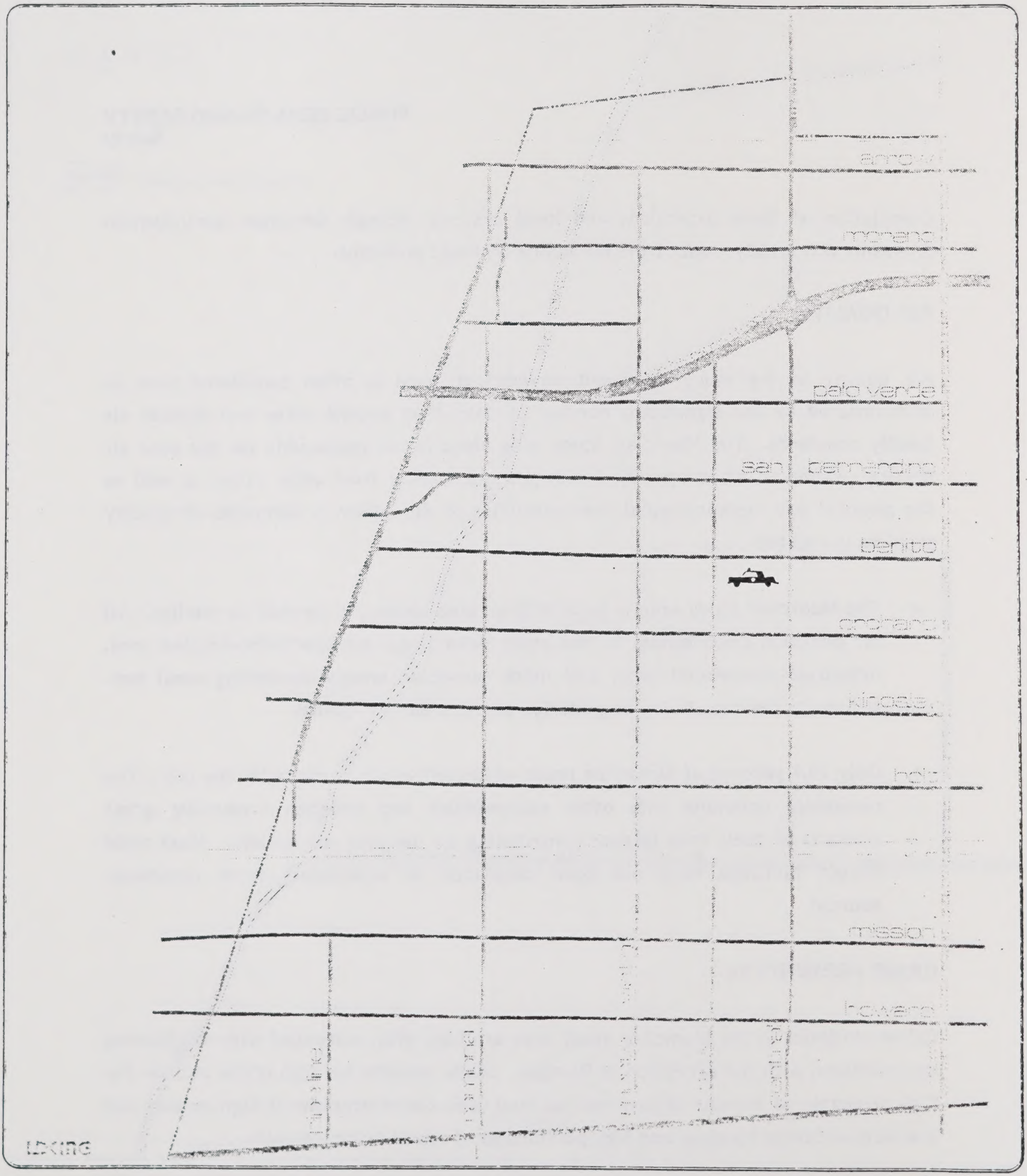
Air quality in the study area and surrounding basin is often considered poor as substantiated by the significant number of days that exceed state and federal air quality standards. The Montclair study area alone is not responsible for the poor air quality. However, when combined with poor air quality from other cities as well as the physical and meteorological characteristics of the valley, a basinwide air quality problem is created.

- The Montclair study area is located in an area known for its poor air quality. All air pollution contributors in the study area (e.g., transportation-related uses, industrial-commercial uses, and other non-solar energy-demanding uses) contribute to the cumulative degradation of the area's air quality.

- Only 10.4 percent of Montclair heads of household are employed in the city. The remainder commute into other communities and counties consuming great amounts of fuel, thus further contributing to the poor air quality. Mass rapid transit facilities have not been developed to effectively serve commuter demand.

CRIME PREVENTION

Crime statistics in the Montclair study area are high when compared with neighboring communities, with the exception of Pomona. Major reasons for high crime include the high proportional amount of commercial land uses, concentrations of high density and low income family housing, and high percentage of rental occupied units.



police station location

Police service within the incorporated boundaries of the City of Montclair are provided by the Montclair Police Department. Figure 13 shows the location of the city's police station in relation to the study area. Unincorporated county areas adjacent to the city limits are served by the San Bernardino County Sheriff's Department. These two agencies operate independently within their respective service areas; however, mutual response is provided through a statewide agreement. The city also has mutual response agreements with the California Highway Patrol, as well as the neighboring cities of Pomona, Claremont, Upland, Chino and Ontario. The Montclair Police Department consists of 45 sworn peace officers, 20 civilian employees, 9 crossing guards and 25 police reserves. The department also operates 11 marked patrol vehicles, 5 detective units, 4 administrative vehicles, and 2 motorcycle units. In addition to the normal police functions of uniformed patrol and investigation divisions, the Montclair Police Department also offers a traffic program, a canine program and a special investigation program. The department works on a "beat" system with patrol units serving specific geographical areas. The city maintains an average response time of less than one minute in 26 percent of emergency calls, and response times of less than three minutes in 68 percent of emergency calls. Average response time for all calls for service, emergency and nonemergency calls is five minutes. This average assumes that an officer is already in the field, on his beat responding to a call from the dispatcher. Generally, all emergency calls are handled by officers in the field.

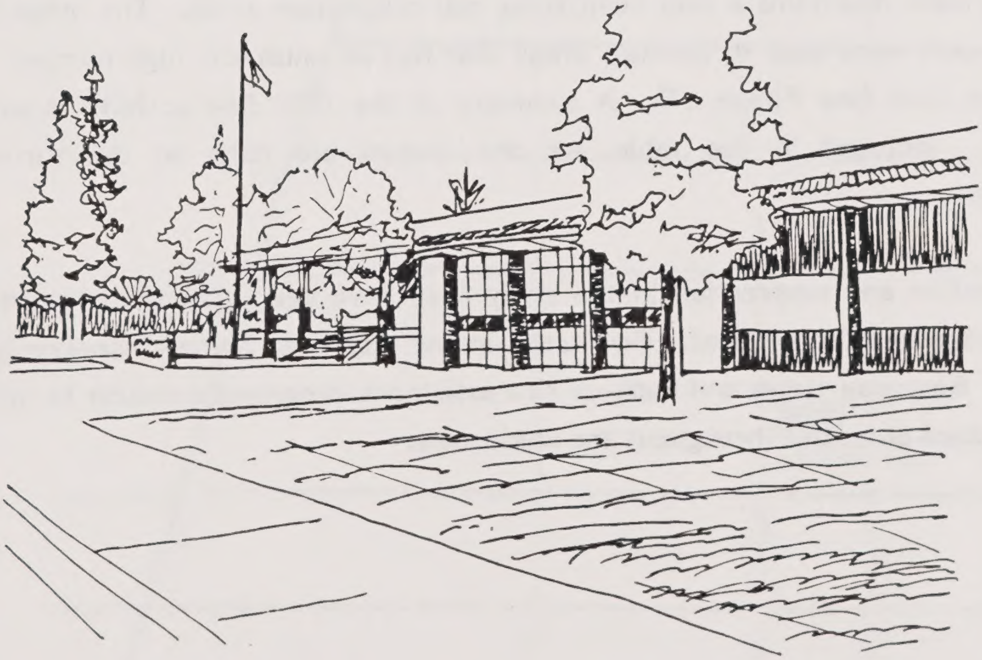
- Montclair has the highest incidence of major crimes per 1000 population in West San Bernardino County. The city also maintains a police force with more staff per 1000 population than any other surrounding city. An evaluation of the police force performance is noted as excellent indicating that the force is responding effectively.
- The large amount of commercial land uses in the city attract criminal activity. Other areas noted for high crime rates are the concentrations of high density residences and the concentrations of rental-occupied units.

Crime Prevention Issues

Currently, Montclair has a high crime rate and number of sworn police personnel in relation to surrounding communities. The Montclair Police Department has instituted a number of programs aimed at lowering the incidence of crime. These programs should be continued and strengthened where possible.

FIRE HAZARDS

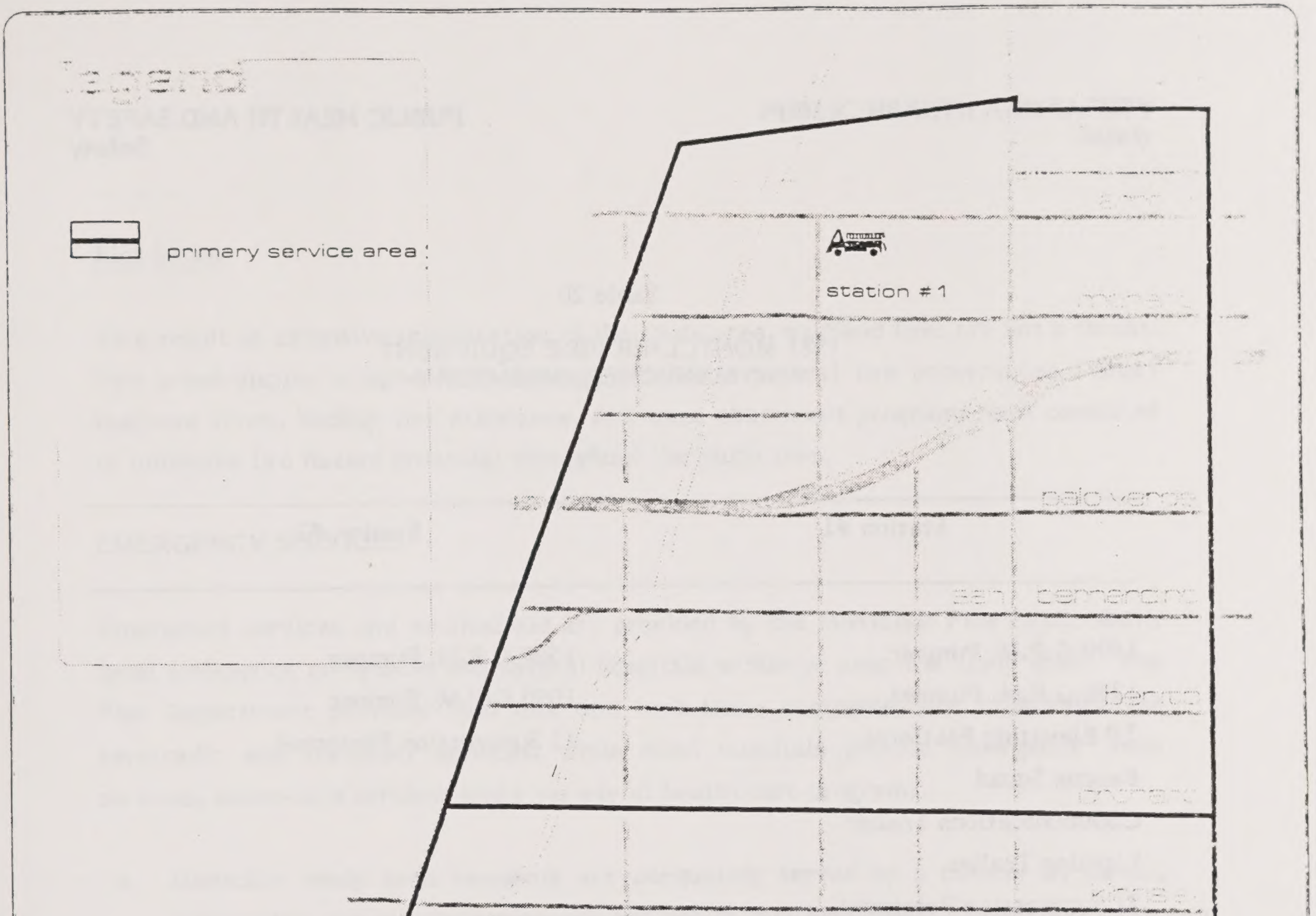
The Montclair Fire Department is primarily responsible for fire and emergency services within the study area. Currently, there are two fire stations to serve the city and Sphere of Influence. Table 20 identifies the equipment and manpower inventory of the Montclair Fire Department. Figure 14 identifies the fire station locations and fire station response areas within the Montclair Fire Department service area. The city currently contracts with the County of San Bernardino to serve the unincorporated areas north and south of the city.



The Montclair Fire Department has mutual aid and automatic aid agreements with all surrounding communities. Also, they are members of the West End Emergency Dispatch Center along with the cities of Rancho Cucamonga, Ontario, Chino and Upland. This service provides communication services to fire and other emergency services agencies. Along with firefighting and emergency services, the city operates a Fire Safety Control Division. This division is responsible for detailed planning, engineering, and inspection of all commercial and industrial buildings in the city; for fire cause and origin investigations; and for the education of the public for fire safety in their homes. Prior to the cessation of Community Development Block Grant funds, the Bureau successfully operated a smoke detector installation and other fire safety-related equipment programs for senior citizens.

The city's fire statistics are heavily affected by its high density development areas. The department maintains a map identifying call origination areas. The maps for the last few years were used to identify areas that had an unusually high number of fire and nonfire calls (see Figure 15). A summary of the 1981 fire activity is shown in Table 21. Included in the table are the mutual aid calls to the surrounding jurisdictions.

Fire prevention and suppression in the study area have been effectively managed by the Montclair Fire Department. Few areas in the city have higher-than-average fire incidents. Response times and back-up fire assistance programs combine to minimize the fire hazard potential throughout the study area.



fire station locations

figure 14

Table 20

1981 MONTCLAIR FIRE EQUIPMENT AND MANPOWER INVENTORY

Station #1	Station #2
1500 G.P.M. Pumper	1500 G.P.M. Pumper
1250 G.P.M. Pumper	1000 G.P.M. Pumper
35' Elevating Platform	12 Suppression Personnel
Rescue Squad	
Communications Trailer	
Lighting Trailer	
21 Suppression Personnel	
10 Staff Personnel	

- As a result of the extensive urbanization of the study area, wildland fires are not a serious threat to the community. They occur only on vacant parcels scattered throughout the study area. Approximately 47 percent of all fire responses in 1981, however, were associated with grass, brush and trash fires.

- Major threats of structural fires are structural age, faulty wiring, and poor building/site design.

- The city's fire statistics are proportionally related to the location and amount of high density development.

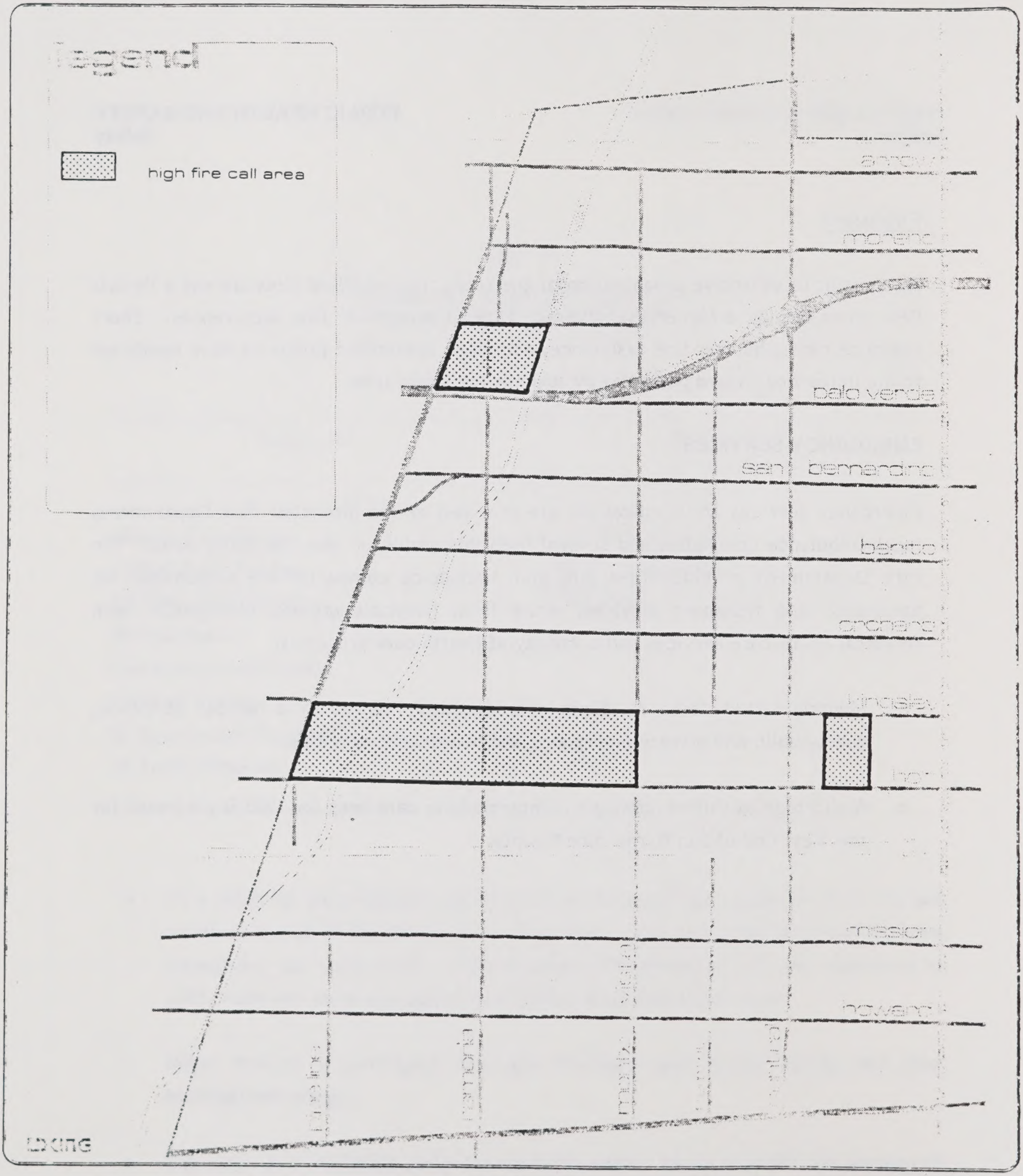
Fire Issues

As a result of extensive urbanization of the study area, wildland fires are not a threat. Few areas display a higher-than-average rate of structural fire occurrences. Short response times, backup fire assistance, and weed abatement programs have combined to minimize fire hazard potential throughout the study area.

EMERGENCY SERVICES

Emergency services and medical aid are provided by the Montclair Fire Department, local ambulance companies and several hospitals within or near the study area. The Fire Department provides first aid, and ambulance companies are responsible for paramedic and transport services, while local hospitals provide emergency room services, acute-care services and a variety of health care programs.

- Montclair study area residents are adequately served by a number of public, quasi-public and private emergency and health care services.
- A shortage of skilled nursing and intermediate care beds for 1985 is projected for the West End of San Bernardino County.



high fire call areas

city of montclair
general plan

figure 15

Table 21

FIRE ACTIVITY, 1980 AND 1981
January-November

	1981			1980		
	City	Sphere	Total	City	Sphere	Total
FIRE CALLS:						
Residential	43	3	46	45	3	48
Hospitals, Institutions	1	0	1	0	0	0
Nonresidential Assembly	4	0	4	2	1	3
Mercantile	5	1	6	14	2	16
Manufacturing	1	0	1	1	0	1
Detached Garages	2	1	3	2	3	5
All Other Buildings	0	0	0	0	1	1
Grass, Brush, Trash	144	12	156	124	20	144
Vehicles	81	4	85	59	8	67
Miscellaneous	26	2	28	8	2	10
Total Fire Calls	307	23	330	255	40	295
MUTUAL AID CALLS:						
Mutual Aid to Ontario	85		85	95		95
Mutual Aid to Chino	16		16	10		10
Outside Aid Given	23		23	26		26
Total Mutual Aid Calls	164		164	177		177
NONFIRE CALLS:						
First Aid	757	155	912	864	193	1057
False Alarm	50	8	58	60	7	67
Public Service	641	69	710	526	87	613
Total Nonfire Calls	1448	232	1680	1450	287	1737
TOTAL CALLS	1919	255	2174	1882	327	2209

HAZARDOUS MATERIALS

Hazardous materials transport, handling and use in the study area have occurred in the past without apparent incident. The I-10 freeway is a major route designated for transport of hazardous materials as are the three rail lines through the study area. Industrial uses often require the use of these substances for manufacturing purposes and agricultural areas utilize herbicides/pesticides for increased agricultural production.

- Hazardous materials are being used throughout the study area on a routine basis. The Montclair Fire Department is responsible for responding to hazardous materials emergencies in the study area.

SAFETY GOALS

- To reduce loss of life, injuries, and damage to property and natural resources due to flooding, fire and seismic hazards, criminal activities, poor air quality, hazardous materials.

- To provide an adequate level of emergency services to the community for major or minor emergency or catastrophe situations.

SAFETY OBJECTIVES

- To propose procedures which will safeguard the public from structural failure associated with flood hazards.

- To promote public awareness of potential flood dangers.

- To provide for public safety, prior, during, and after hazardous floods.

- To promote interagency assistance for persons affected by hazardous floods.
- To recognize and consider state-of-the-art advancements relating to flood control.
- To promote local and regional programs directed toward developing a regional system to respond to emergencies in cooperation with the county and neighboring communities.
- To encourage a high standard of health care facilities to meet the needs of all residents in the community.
- To protect significant environmental resources form the potential adverse effects of hazardous materials.
- To support the elimination of all types of pollution and ensure that the living and working environment is not depreciated by such pollutants.
- To reduce crime prevention techniques, methodology, and experience into the physical planning process.
- To increase public awareness on the relationship between crime prevention and physical planning.
- To ensure the highest standards of performance by providing the police and fire departments with personnel, equipment and facilities that would assist them in protecting the health, safety and general welfare.
- To recognize and consider state-of-the-art advancements in firefighting technology and protection.

SAFETY IMPLEMENTING POLICIES

- Maintain interagency input, coordination, and review to incorporate crime prevention techniques and methodology into the planning process.

- Maximize the time required by the criminal to gain access needed to engage in criminal activity, as well as to escape from the scene, thereby appreciably increasing the difficulty and risk involved in committing the crime.

- Advocate the design of proposed developments to facilitate their surveillance and neighborhood watch by the people who utilize or inhabit them.

- Maximize the social deterrents to crime in street patterns and lot plans by enhancing neighborhood observation and recognition.

- Encourage the clustering of houses into small neighborhoods removed from major thoroughfares, thereby enhancing neighborhood recognition and surveillance and making strangers in the neighborhood obvious.

- Maximize the capability of both police patrol and the general public to visually survey their surrounding environment.

- Develop programs to inform related professions and the general public of the relationships between crime prevention and physical planning.

- Maximize the opportunities to either report or impede a crime in progress.

- Improve the visual security image as well as the intensity of use of streets and public spaces.

- Continue to support and expand existing, on-going, comprehensive county, state and federal programs initiated to reduce the hazards and effects of flooding including national flood insurance.

- Protect adjacent upstream and downstream, pubic and private, landowners from direct and substantial increases in flood damages.

- Prohibit the occupancy or encroachment of any structure, improvement or development that would obstruct the flow of water in a designated floodway on the flood plain.

- Provide a basis for the periodic review and revision of the flood control system to reflect changing land uses and to incorporate new technologies.

- Define and limit the extent and intensity of development in areas of high fire hazard.

- Identify and prescribe "fire safe" standards for those areas which are critical and hazardous due to urban development and evaluate fire safety equipment capability and location to respond to a major, localized event.

- Support programs which would mitigate the brush exposure hazard to structures.

- Require that all development plans be reviewed by local planning, fire, water, health, road, and flood control authorities.

- Support plans which would provide for adequate and reliable water supplies for community fire protection.

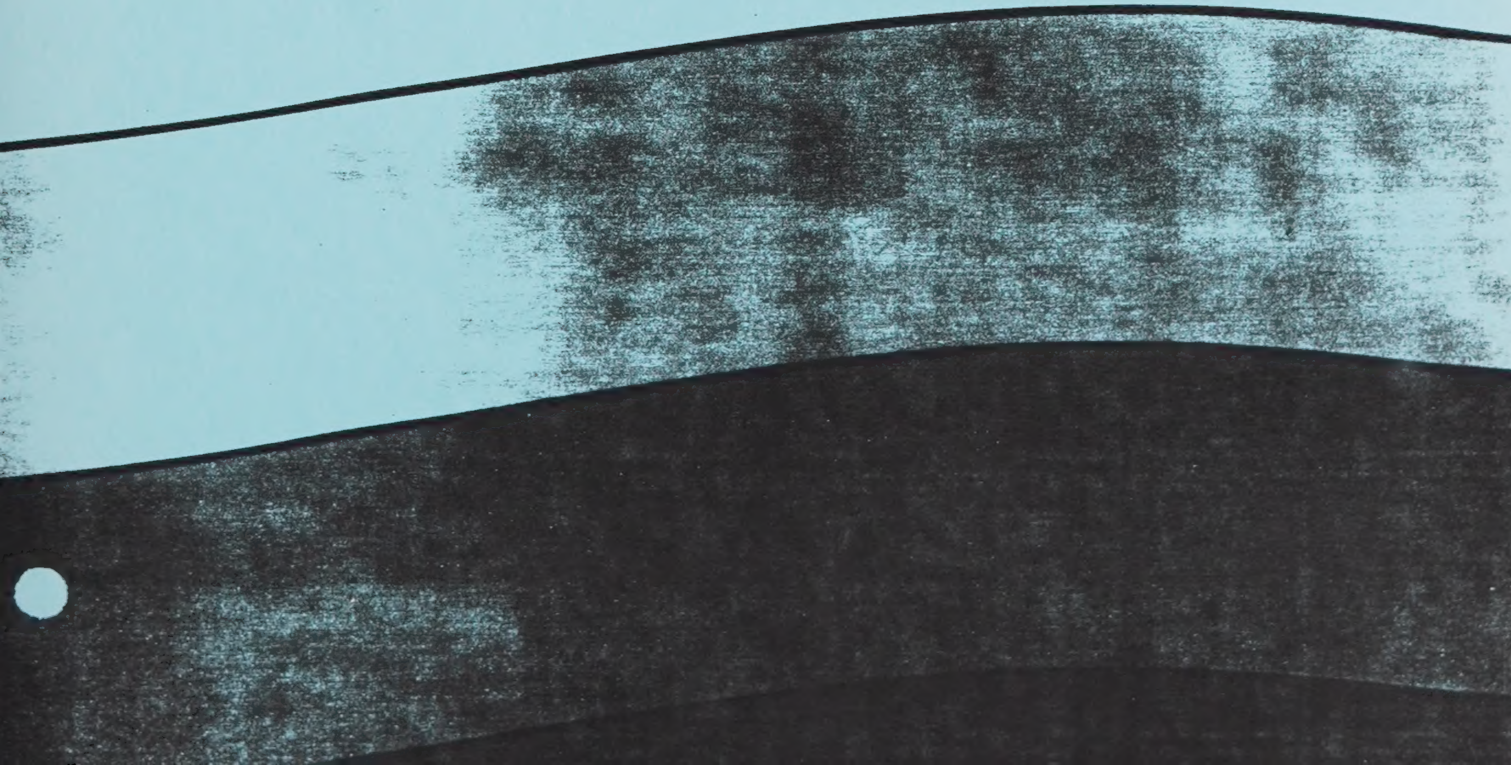
- Support plans which would provide for safe ingress and egress of emergency equipment.

- Designate escape routes which will safely handle public evacuation.
- Support fire prevention programs through interagency programs, mass education or media, and the ongoing studies of hazards.
- Establish a program providing for the abatement of hazardous structures.
- Support the re-evaluation and strengthening of existing mutual aid agreements, equipment, and labor policies as well as qualification requirements of regular personnel.
- Promote the dissemination of information on potential hazards and the location and types of services available for emergency situations.
- Develop a monitoring and prevention program for the industrial use and storage of hazardous materials.
- Require a licensing program and protective design features for areas, structures and uses proposed for the storage of hazardous materials.

3.

ENVIRONMENTAL RESOURCES

- OPEN SPACE
- CONSERVATION



OPEN SPACE

INTRODUCTION

The Open Space Element of the General Plan is prepared in recognition of the value of various types of open space and the need to protect and preserve it from development encroachment. The rapid development that occurred in Montclair during the 1950's and 1960's largely ignored open space preservation values through the unbroken urbanization of large districts of land. Fortunately, the type of low-intensity urbanization that developed combined with the community's open space resources--schools, parks and flood control facilities--preclude the feeling of being enclosed that could have occurred under high-intensity development conditions. An important issue to the City of Montclair, therefore, is to preserve the open space resources that remain, where feasible, and carefully design open space into lands planned for new development, e.g., South Montclair.

There are three major sources of open space lands in the city: parks and recreation areas, flood control and agricultural areas.

Local Parks and Recreational Areas

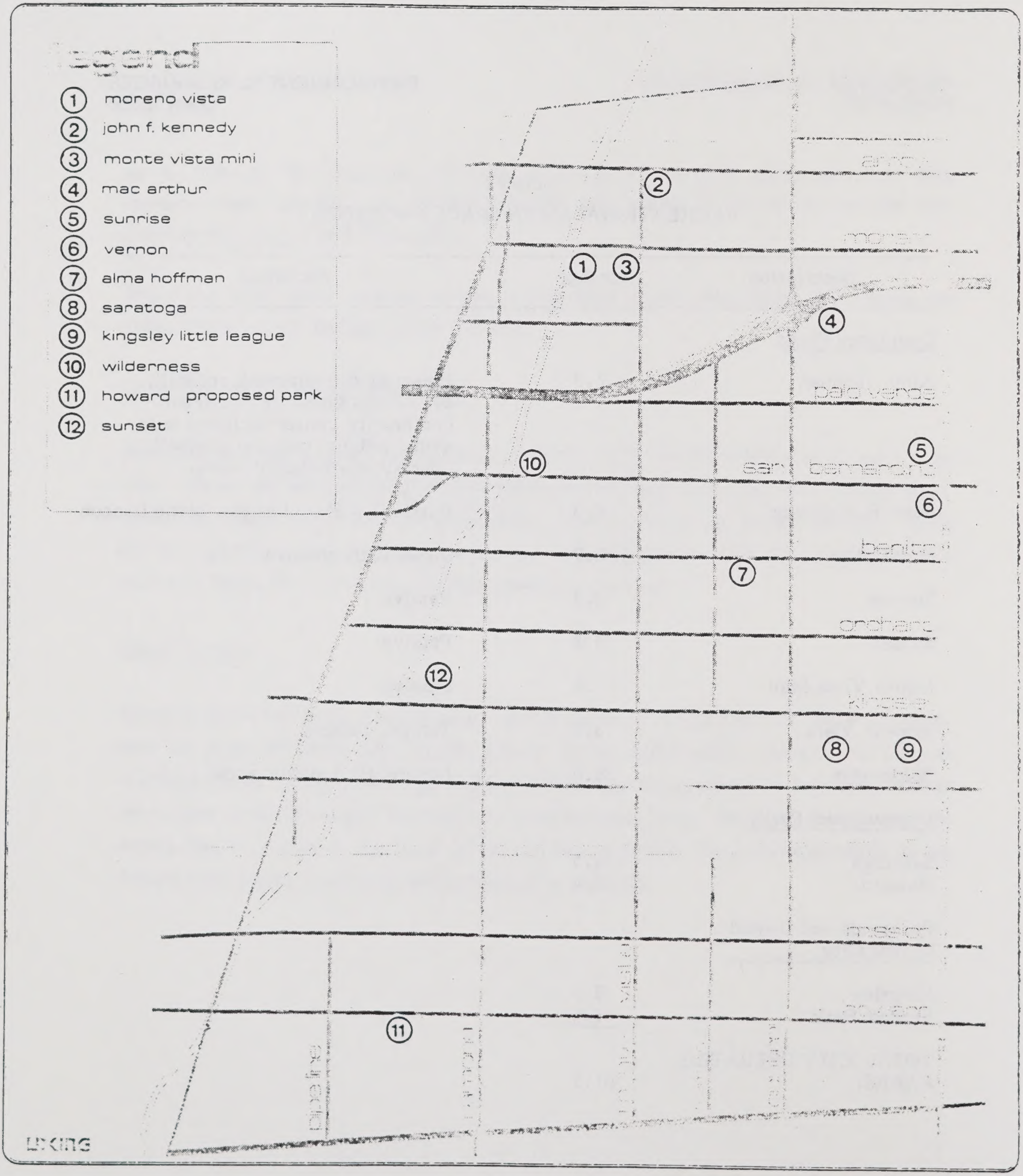
Montclair currently has established 61.5 acres for park and recreational use in the city. There are twelve parks, one of which is currently undeveloped. Several other parks are leased from the Ontario-Montclair School District for use by the city. There are no regional parks within the study area. A complete list of parks and facilities is shown in Table 22. Locations are identified on Figure 16.

Flood Control

Areas utilized for flood control make up 105 acres or 2.7 percent of the study area. Most of these 105 acres are directly related to the San Antonio Channel and several drainage basins that parallel the channel. The city has planned to improve residual lands next to flood control facilities for recreational uses. Some of these improvements currently exist in the form of bicycle and pedestrian facilities and public parks. Future improvements of these areas seem very unlikely.

Table 22
RECREATIONAL/OPEN SPACE FACILITIES

Description	Acreage	Facilities
Developed Parks		
Alma Hofman	7.3	Playground equipment, softball, bar-b-cue, tennis, picnic area, community center facilities with gym, weight room, racquetball courts, shuffleboard courts
John F. Kennedy	6.3	Baseball - Pony League, Little League
MacArthur	2.9	Basketball, passive
Sunrise	2.3	Passive
Sunset	5.8	Passive
Monte Vista Mini	.4	Passive
Moreno Vista	3.0	Tennis, passive
Wilderness	20.0	Nature trail, picnic area
Undeveloped Parks		
Saratoga	4.5	
Howard	4.4	
Parklands not Owned by the City		
Kingsley	3.0	
Vernon Park	1.6	
TOTAL CITY OPERATED PARKS:	61.5	



parks

city of montclair
general plan

figure 16

Agricultural Lands

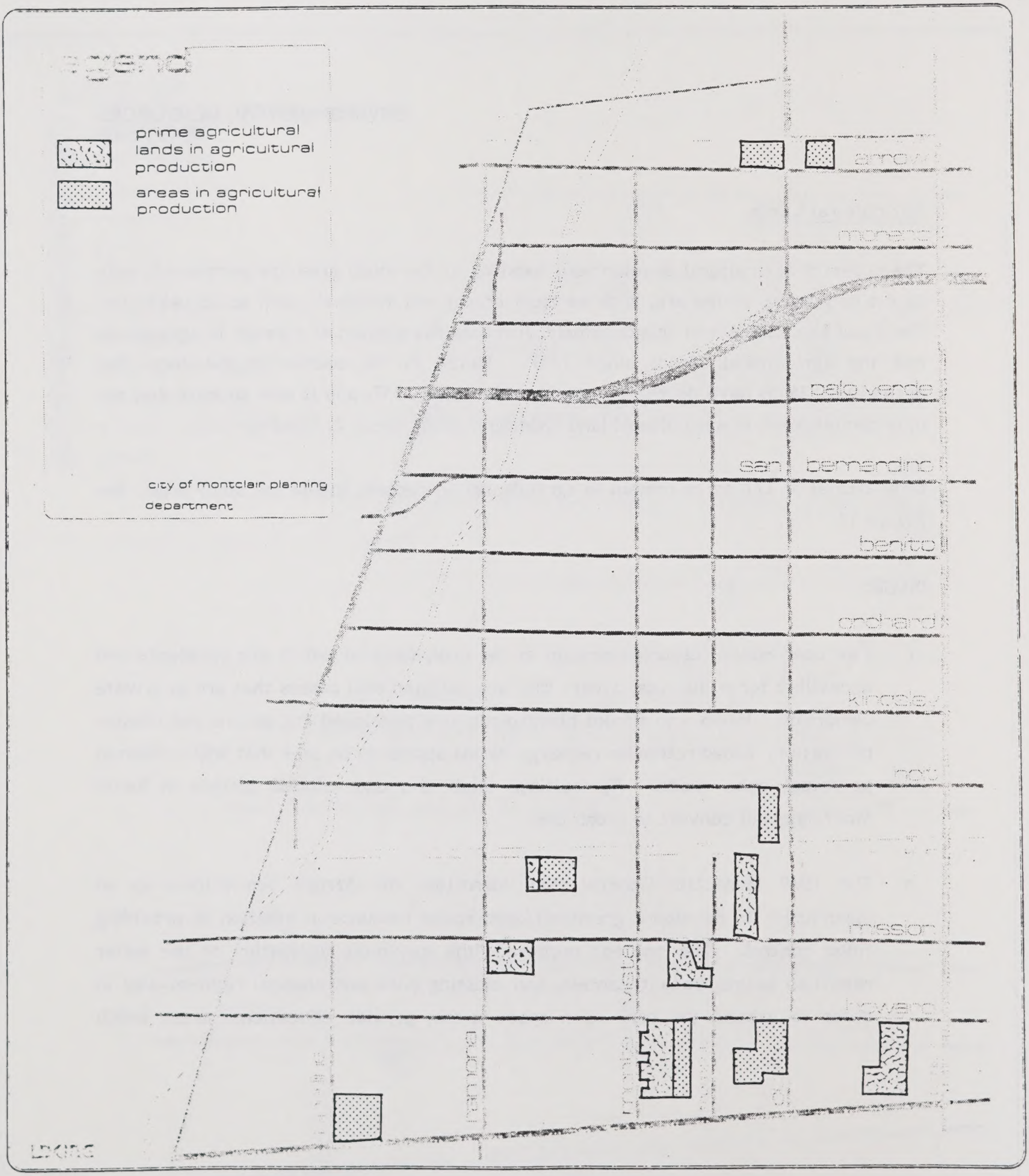
The types of agricultural development existing in the study area are permanent, such as citrus groves; temporary, such as field crops; and seasonal, such as strawberries. The Land Use Element of this document discusses the amount of acreage in agriculture and the agricultural trends since 1957. Noted in the section is the fact that agricultural lands have decreased considerably since 1957, and it now appears that the only commitment to agricultural land appears in study areas 2, 5 and 6.

Only a total of 177 acres remain in agricultural production within the study area. See Figure 17.

ISSUES

- Few open space resources remain in the city, some of which are developed and accessible for public use, others that are not, and still others that are in private ownership. Parks and school playgrounds are developed for active and passive recreation. Flood retention recharge basins appear to be uses that will remain in perpetual open space. Agricultural lands and undeveloped parcels in South Montclair will convert to urban uses.

- The 1970 Montclair General Plan identified the Arroyo San Antonio as an opportunity to develop a greenbelt/open space resource in addition to providing flood control. The concept proposed "the maximum utilization of the water retention basins, vacant parcels, and existing park and channel right-of-way in order to expand the park open space areas; provide educational areas which


legend
▨ prime agricultural lands in agricultural production
▒ areas in agricultural production
city of montclair planning department
arrow
moreno
palo verde
san bernardino
benito
orchard
kingsley
holt
mission
howard
vista
ramona
monte

agricultural lands

city of montclair
general plan

figure 17

might include the study of conservation, ecology, geology and botany; and ensure the control and retention of watershed. . ." Since 1970, the basin adjacent to the channel and south of the I-10 freeway was developed into a recreational resource and landscaped, later to be closed to public access. All other basins have remained as single-purpose flood retention/water recharge facilities. The only other facility developed in response to the 1970 General Plan concept was the development of a multi-use park facility on the west side of the channel, south of Moreno Street.

- While the city owns acreage for parks and open space south of Mission Boulevard, there are currently no developed parks south of Holt Boulevard. This is a significant issue to residents in the Sphere of Influence. As this area continues to develop and the local population increases, the demand for a developed park facility will also increase.

OPEN SPACE GOAL AND OBJECTIVES

Goal

To protect and preserve open space resources in the community and the region having scenic, recreation or productive values.

Open Space Objectives

- To preserve flood control facilities (flood control channels, retention basins, percolation basins), resource extraction areas and other open spaces as having present or future open space value.

- To recognize that open space provides visual relief from highly urbanized areas and is an important element when evaluating human scale, urban transition and relief from environmental pollutants.

- To recognize that the development of open space has traditionally been irreversible and that future development of open space be carefully scrutinized.

- To recognize that regional open space resources possess unique recreational opportunities which are of significant value to Montclair residents.

- To promote the design and development of an attractive system of local parks and open spaces which will provide facilities for a full range of recreational activities for all age groups.

OPEN SPACE IMPLEMENTING POLICIES

- Determine future park and recreation requirements and design facilities and programs to satisfy the needs within each service area.

- Provide a balanced park system by locating playgrounds in convenient areas where they will serve the residents of the residential neighborhoods.

- Plan a full range of facilities for all age groups and for recreation including sports programs, social activities and educational classes.

- Coordinate school and park recreational facilities by cooperative action with local school districts.

- Continue the program of land acquisition for park and open space in areas which are not presently served or where the need for additional facilities is indicated by future population growth and higher density.

- Ensure the continuation of high standards of maintenance and improvement of facilities and grounds in the public park and open space areas.

- Develop an annual review of park fees associated with new development and provide an updated fee schedule when park need is determined to ensure that the fee is equated to land acquisition and park development costs.

- Use park fees to acquire future park land and place in a land bank until future need is realized.

- Promote the interim use of land banked for future parks for uses such as agriculture (lease back), commercial recreation, etc. Use revenue generated from these investments to fund future park development and operations.

- Promote the maximum utilization of the water retention basins, adjacent vacant parcels, and existing park channel right-of-way in order to expand the existing park and open space areas.

- Provide educational areas which encourage the study of conservation, ecology, geology and botany, while at the same time ensuring the control and retention requirement of the watershed.

- Coordinate these developments with Chino Basin Water Conservation District, San Bernardino County Flood Control District, and the school districts in order to maximize the benefits to all agencies and best serve the residents of the area.

CONSERVATION

INTRODUCTION

The Conservation Element is included in the General Plan in order to monitor the use and extraction of the earth's natural resources in addition to preserving prehistoric and historic resources. This attempt is directed toward recognizing the finite supply of certain resources as well as the protection of the quality of other resources. In Montclair, the extent of the resources is limited, primarily due to the urbanized condition of the city and secondarily due to the actual distribution of resources. For example, large communities of significant biological resources do not exist in the city largely due to the past development activity but also because the area is an insignificant habitat.

The conservation and preservation of resources is, nevertheless, an issue that must be addressed even in communities with less than significant resources. In Montclair, the community must recognize the value of its remaining resources and plan for their continued efficient utilization and conservation as a contribution to both local and regional resource conservation efforts.

FINDINGS

Water Resources

Water resources is an issue that pertains to the entire Basin for which Montclair is an integral component. While water resources are not viewed as a problem in the city, development of programs and policies is essential to the long-term solution of basinwide problems of water availability and water quality.

- Groundwater basins have been in an overdraft condition resulting in an overall decrease in water quality, particularly in the southern portion of the basin.

- Lack of available land for groundwater recharge in the city.

Wildlife Resources

The urbanization of Montclair has virtually eliminated concern. Wildlife habitat has undergone considerable modification as a result of human habitation, replacing native species with introduced species. Native wildlife populations unable to adapt have either perished or relocated to less disturbed lands.

- Wildlife population no longer exist in the study area due to the elimination of wildlife habitat. Vacant fields, fence rows, roadsides and flood retention basins are the only remaining areas capable of supporting naturalized or substitute habitat.

Mineral Resources

The Montclair study area is located on an alluvial fan created by deposits brought down by water movement from the mountain ranges to the north. The material composition of the alluvium is generally gravelly, cobbled, or stony, coarse granite and makes excellent sand and gravel resources. Several areas adjacent to the San Antonio Wash have in the past been utilized for surface mining operations restricted to sand and gravel excavation. All operations have subsequently become inactive.

- The sand and gravel operations have ceased due to the poor economic return realized from current conditions. As extraction operations cut deeper into the earth, the quality of the material declines, thus requiring more costly processing. Mining operations have attained these depths and have resulted in a negative cost/benefit relationship to the mining operation.

Cultural Resources

Cultural resources in the City of Montclair have not been considered as a significant resource to policy decision makers. As such, a minimum of effort has gone into the documentation and designation of potential cultural resource sites.

- The Russian Village bordering the Claremont city limits contains homes of unique historic and aesthetic value. Their value to the community has also gone undetected.
- The San Antonio Wash was the location for numerous prehistoric Indian camp sites. Little is known about these ancient civilizations due to limited archaeological documentation.

CONSERVATION GOAL AND OBJECTIVES

Goal

To promote the conservation of natural and cultural resources with economic or public significance in a manner which will ensure their productivity and utility for present and future generations.

Conservation Policies

- To recognize the value of any remaining biologically significant habitats and to preserve, protect or re-create those habitats where feasible or desirable.
- To promote the conservation of water and groundwater resources to ensure that adequate supplies of water will be available with the highest water quality attainable.

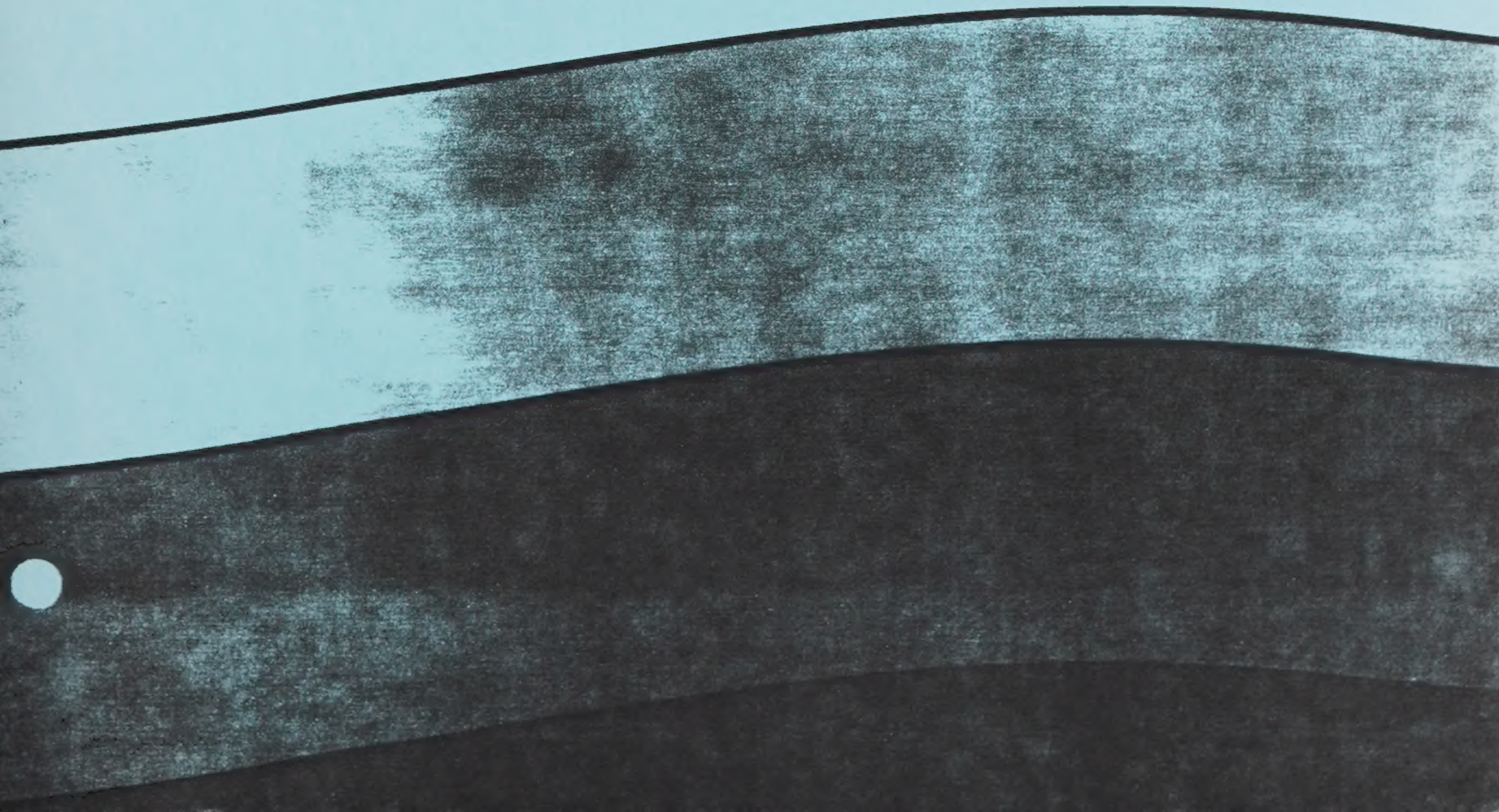
- To promote the conservation of significant cultural and historic resources located in or presumed to be located in the City of Montclair.

CONSERVATION IMPLEMENTING POLICIES

- Protect areas capable of replenishing groundwater supplies.
- Encourage and promote programs to conserve water and minimize consumption.
- Promote the implementation of regional programs directed toward reclaiming waste waters for subsequent reuse.
- Preserve the biologically significant habitats contained in the San Antonio Wash retention basins and elsewhere as desired.
- Promote the use of native plant materials for their water-conserving capabilities as well as to re-establish plant materials indigenous to the area.
- Promote the maintenance and recognition of the city's significant historic and pre-historic cultures.
- Require the investigation of historic and pre-historic resources to occur prior to issuance of building permits in an attempt to measure historic significance and advise appropriate mitigation for future planning activities.
- Recognize county-sponsored "208" planning efforts to achieve higher water quality.

4.

IMPLEMENTATION



IMPLEMENTATION

INTERPRETATION OF THE GENERAL PLAN

With the adoption of the 1983 update, every possible effort has been made to unify and coordinate present conditions with future potentials. This amended plan should be reviewed as frequently as necessary to keep its many recommendations in balance and assure their compatibility.

The General Plan is both a map and a text. The Land Use Map depicts the location of various land uses, circulation, and specific community facilities. Some of the lines on the map are rigid and definite; others are flexible. For example, proposed parks and certain special use designations are general proposals; the exact property to be acquired is flexible, but the relationship between the facility and the people in the area served should be preserved. On the other hand, where the extent of a land use is defined by a street or by what is obviously a specific lot or other boundary line, the intent of the plan is that these boundaries should be observed.

The text of the amended General Plan includes goals, objectives, and implementing policies for the development and use of the physical structure of the city. These are to be officially adopted by the City Council and thereafter be used as formal statements of policy. The text also contains certain specific plan proposals and suggests techniques for the implementation of the plan.

Goals

These are general statements, indicating the long-range planning objectives of the community. They set forth the intent of the proposals included in the General Plan.

Objectives

In order to implement the adopted goals, objectives are recommended for each element of the amended General Plan. The objectives, although related to the objectives of all the other elements of the Plan, are specific to each element.

Implementing Policies

The implementing policies found in each element of the General Plan are intended to implement the objectives and are statements to structure certain planning concepts that cannot be quantitatively defined for universal application. Many of these statements of policy are definite and can be translated into development plans, zoning and subdivision regulations.

All of the foregoing, including the General Plan Map, make up a coordinated policy statement for the city. When adopted, these will become the public policy for the City of Montclair and are the basis for:

- Planning Commission decisions and recommendations.
- Specific plans for developments.
- Capital improvement programs.
- Plans for activity programs involving recreation, health, housing, etc.

IMPLEMENTATION PROCESS

The implementation of this amended General Plan begins immediately with its adoption. The citizen participation in the planning process of developing this General

Plan was effective. Continuation of this public involvement in the implementation programs should be encouraged.

The Planning Commission shall continue to play an increasingly important role in the planning process by diligently fulfilling its responsibilities as designated by the City Council.

In order to accomplish this, the Planning Commission shall:

- Continue to develop and maintain the city's General Plan which shall be used to provide a coordinated direction to the functional growth and development of Montclair.
- Prepare and recommend Development Plans as may be necessary or desirable.
- Investigate and make recommendations to the City Council as to other reasonable and practical means for putting the General Plan policies into effect.
- Render an annual report to the City Council on the status of the Plan and progress in its application.
- Endeavor to promote public interest in an understanding of the General Plan and regulations relating to it.

The General Plan includes various methods of implementation. These include:

- Specific Development Plans will be prepared and adopted.
- Existing Development Plans will be reviewed and updated.

- Zoning Ordinances will be revised as necessary so that consistency with the General Plan is maintained.

- Continuation of relating city planning decisions to the General Plan policies and recommendations.

- Continued citizen participation in the planning process as an effective implementation technique.

The Montclair General Plan Program Chart illustrates how the various parts of the Plan tie together (see Figure 18).

Adoption

In order to take advantage of the efforts expended in the preparation of the amendment to the existing General Plan, it should be adopted by the Planning Commission and City Council and thereafter be put to maximum use.

The California State Conservation Planning and Zoning Act (Title 7, Chapter 3, Article 7) sets forth the procedure for the adoption of the general plan.

It is stated that the Plan shall be adopted subsequent to:

1. One public hearing before the City Planning Commission. Notice is to be given ten days prior to said hearing. (Additional public hearings may be held if necessary.)

2. Approval of the plan shall be by resolution of the Commission carried by the affirmative votes of not less than a majority of the total voting members.

3. The approved plan shall be submitted to the City Council.

Montclair General Plan Program Chart

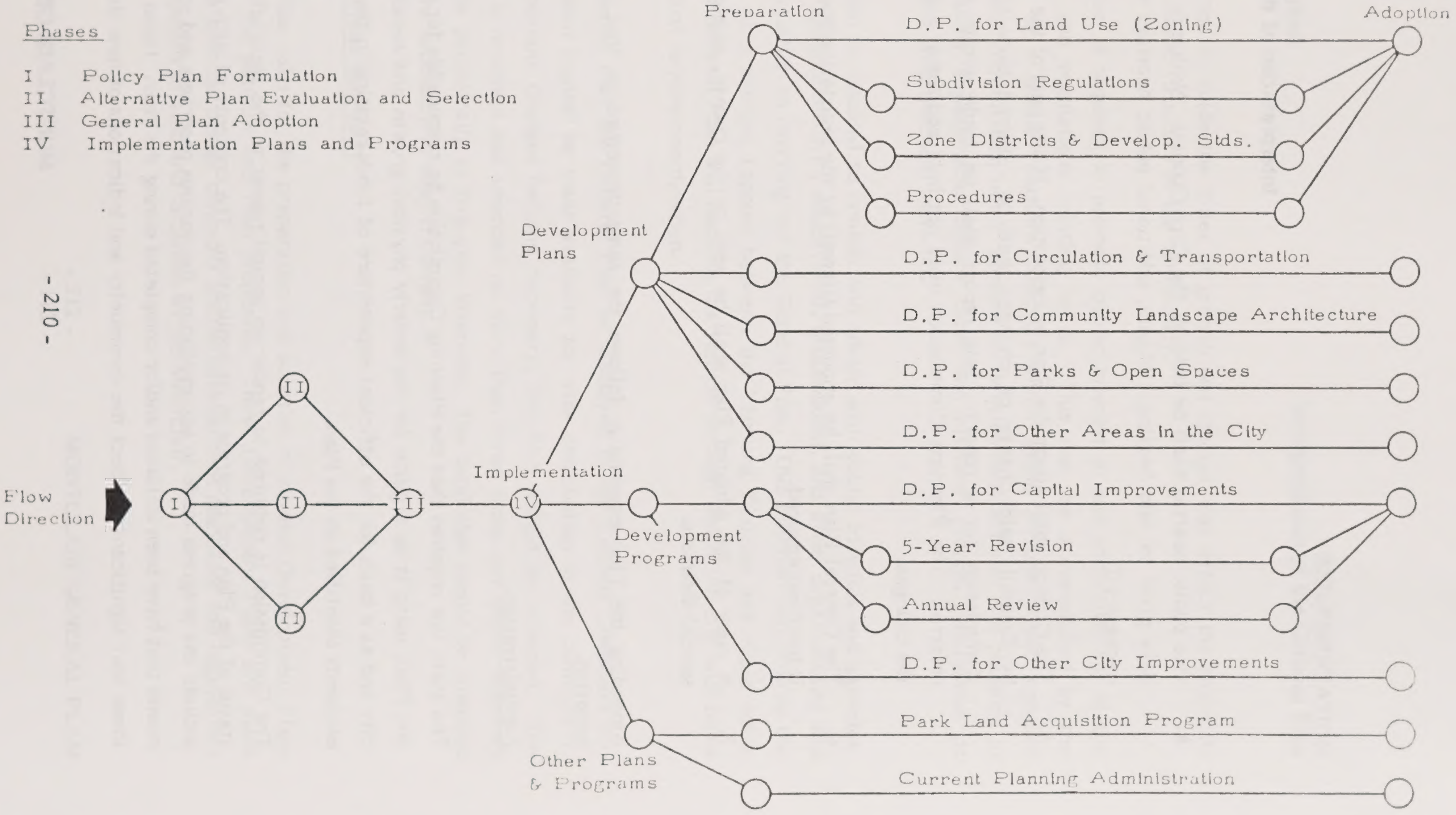

Phases
I Policy Plan Formulation
II Alternative Plan Evaluation and Selection
III General Plan Adoption
IV Implementation Plans and Programs
Flow Direction
I
II
II
II
III
Implementation
IV
Development Plans
Development Programs
Other Plans & Programs
Preparation
Adoption
D.P. for Land Use (Zoning)
Subdivision Regulations
Zone Districts & Develop. Stds.
Procedures
D.P. for Circulation & Transportation
D.P. for Community Landscape Architecture
D.P. for Parks & Open Spaces
D.P. for Other Areas in the City
D.P. for Capital Improvements
5-Year Revision
Annual Review
D.P. for Other City Improvements
Park Land Acquisition Program
Current Planning Administration

FIGURE 18

4. One public hearing shall be held by the City Council. Notice is to be given ten days prior to said hearing. (Again, additional public hearings may be held if necessary.)

5. The Council shall adopt the Plan by resolution. If any part of the plan is changed by Council, said change or changes shall be referred back to the Planning Commission for a report. Said report shall be made within 40 days of the referral. The Planning Commission need not hold additional public hearing on the changes.

6. The General Plan shall be endorsed (signed) by the legislative body to show that it has been adopted.

7. A copy of the adopted Plan shall be sent to the county, adjoining cities, and special districts.

Amending the Plan essentially follows the same procedure as that established for adoption.

Administration

The state law requires that the Planning Commission be responsible for effectuation of the Plan, using it as a guide for the orderly physical growth and development of the city and as a basis for the efficient expenditure of funds relating to the public facility elements identified on the Plan.

The Commission is required to render an annual report to the legislative body on the status of the Plan and progress in its application. The contents of such a report should include the progress made in accomplishing the various programs and special developments that have been initiated and/or completed during the year. Items should include those that significantly affect the community and indications of how the General Plan has been utilized to guide the types of growth and change that affect the physical, social and economic structure of the community.

The Commission is required to promote public interest in and understanding of the General Plan and regulations relating to it. This may be accomplished by the establishment of a public relations function which would include public contact through citizens' committees, news releases on development activity and planning in the city, speaking engagements before clubs and citizens' groups, publication of reports and other informational material.

The Commission is required to consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens with relation to carrying out the General Plan. This function will require the establishment of a working rapport between the Planning Division and these other agencies. The General Plan will become the vehicle through which the city will focus on the issues that require coordination.

It is recommended that the General Plan be displayed in the Council Chambers and that the "handout copies" be made available for wide distribution in the community. Whenever important changes become necessary, the Plan should be amended. The General Plan is reviewed and amended no more than three times per year. Reviews should be made periodically at five-year intervals. The total plan should be amended when and where necessary to keep it current.

Development Plans Approach

The General Plan calls for the preparation and adoption of several Development Plans to implement the policies and Plan proposals. These Development Plans are plans which indicate specific design concepts and/or development standards and regulations for the development of land and facilities within Montclair.

Development Plan for Land Use (Zoning)

The Zoning Ordinance and map is in effect a Development Plan of Land Use with specific development standards. Chapter 4 of Title 7 of the Conservation, Planning and Zoning Law of the State of California identifies in detail those areas that may be covered by zoning. These are as follows:

1. Regulate the use of building, structure and land as between agriculture, industry, business, residential and other uses.
2. Regulate signs and billboards.
3. Regulate location, height, bulk, number of stories and size of buildings and structures; the size and use of lots, yards, courts and other open spaces; the percentage of a lot which may be occupied by a building or structure; the intensity of land use.
4. Establishment of requirements for off-street parking and loading.
5. Establish and maintain building setback lines.
6. Create civic districts around civic centers, public parks, public buildings or public grounds and establish regulations therefor.

The city is already divided into land use zones and the regulations for each zone are set forth in the Zoning Ordinance. These regulations apply uniformly throughout the area or areas included in each zone. Amendments to the zoning map (change of zone) require one public hearing before the Planning Commission. If approved by this body, they are forwarded to the City Council for a public hearing and final action. If a petition is denied by the Commission, the matter may be appealed to the City Council.

Zoning Issues. The general zoning issues observed in Montclair, as well as in many other cities, arise from many sources. The primary force involved is the constant pursuit by individual property owners of greater economic values for their land, either developed or undeveloped.

Zone change, as a municipal process, is the vehicle through which most of these activities are funneled. Even with the guidance of a well thought out General Plan, it is difficult to solve all of the individual desires that property owners present for consideration by the legislators. Some guidelines may, however, be helpful. In reviewing a proposed change, the following conditions should be evaluated:

- If the change can cause problems of traffic congestion, if it can endanger the health, reduce the degree of privacy, increase the exposure to noise or activities that are incompatible with the surroundings, then the change should not be permitted.

- If a change would expose a greater number of people to unfavorable living conditions, then this petition should not be approved.

- If a change would improve the economic situation for an applicant while placing many neighboring properties in economic jeopardy, this is special privilege and should not be approved.

- If the proposed change would be contrary to the recommendations of the General Plan, the change should be disapproved, or at least be tabled until after the Commission and Council restudy the General Plan to determine if the area within which the change is proposed can be adjusted to make the proposed uses compatible with their environment.

Several of Montclair's major problem areas have been the subject of the present restudy of the General Plan. The economic study established the base for planning for development that will be economically viable. Much emphasis is placed upon housing issues. The apartment areas need to be revitalized, and there is demand for infill housing. Other issues are the potential redevelopment of the Montclair Plaza, the ultimate treatment of the areas around the Plaza and the frontage properties along Central Avenue, Mission Boulevard, and Holt Boulevard.

In some areas, especially along Central Avenue and around the perimeter of the shopping center, the original subdivision of the land makes compatible change almost impossible without a major assembly of the existing small parcels of land into a more appropriate unit. In instances where the environment for the frontages on arterials has been changed from quiet suburban streets to busy traffic ways, the depth of the properties defies more productive and more desirable use of the land. The rezoning of the frontage properties only to permit more intensive use would be inappropriate, based on experience throughout our nation which has proven that such changes add to the congestion, exposing more people to danger and wholly undesirable living conditions.

A number of studies were prepared as part of the 1970 General Plan to indicate how areas of this kind can be put to more productive use. This Plan has updated these studies and contains new policy that will influence land use decisions in the area. These studies were prepared with the full understanding that their accomplishment would be difficult. Other approaches, however, appear to offer less desirable results to the groups of individuals involved and to the community as a whole.

In looking to the future of these critical areas, it was suggested in the 1970 Plan that a new zone be created. This could be an "R-1" where the current zoning would be retained until a project area of sufficient size is assembled, and specific, desirable uses are proposed, at which time the new use of the land would be approved subject to conditions that would assure the compatibility of these uses with their immediate surroundings (Over-lay zone for Planned Development or Development Plan). The prerequisites for approval would include, but not be limited to, the following:

- That the area included have appropriate boundaries and be a logical, developable unit. For example, in the case of Central Avenue properties, this would include an entire "super-block" (typically, the area from Central Avenue approximately 200 feet or 2 lots in depth and a block in width, usually containing 4 to 5 acres).

- That the uses proposed be compatible with the existing or proposed uses in the vicinity.

- That the traffic, parking and access problems are successfully resolved.

- That setback, walls and landscaping be provided to bring about greater compatibility with surrounding properties and protect residential environments.

The 1970 General Plan concept of a new R-1 zone for assemblage of larger usable land parcels has been refined. Special study areas are identified with preferred land use designations on the Land Use Plan, and it is recommended that Specific Plans be prepared to encourage assemblage of land, changes of land use and creation of customized zoning standards.

The General Plan and the Development Plan for Land Use

The relationship between the General Plan and the Development Plan for Land Use (zoning map) is often misunderstood by both city officials and the public. The lack of understanding can seriously reduce the effectiveness of zoning administration and planning policy. The General Plan is a long-term "outline" for the logical development of the community and should, therefore, be used as a guide in matters related to zoning administration and particularly zone changes.

The following illustrations are intended to describe the relationship between the General Plan and the Zoning Ordinance and to assist public agencies and the legislative body in their daily confrontation with problems of community growth and change.

- General Plan NOT Zoning. The General Plan, when adopted, does not change any existing zoning either to a more or less intensive use classification. Changing of any zone classification requires a special procedure as outlined previously.

- Consistency Between Zoning and the General Plan is Required. At the time new development is proposed, the zoning designation utilized in processing the application must be consistent with the General Plan. If a change is proposed, the consideration of an amendment to the General Plan should be handled concurrent with the processing of the various other parts of the development program.

- The General Plan is Policy. The General Plan is a tool for decision making. The Zoning Map is legislation, a precise set of regulations governing the use of real property.

The following hypothetical examples show how the General Plan may be used in zoning decisions:

Example 1 - A portion of the older section of the city presently occupied by single-family homes is zoned C-2 Commercial. The General Plan identifies this area as a special study zone transitioning from low density to high density via a specific plan. The property owners in this area realize that there is no demand for commercial land in this location. They petition the city to change the zone from commercial to high density residential so that developers of multi-family units can obtain financing. In this instance, the General Plan identified a more realistic future use of the area and zoning is initiated by the property owners to conform with the plan.

Example 2 - The General Plan identifies a neighborhood shopping center near the intersection of two major streets. It is understood from the General Plan that only one center can be supported at this location. All four corners are zoned R-1. A plan is submitted for a center on one of the corners along with a request to change the zone. The Commission can approve a tentative zone change and Conditional Use Permit for the center with a number of special conditions including an expiration date for starting the development.

Other Development Plans

In addition to the Development Plan for Land Use, other Development Plans will also need to be prepared or updated and adopted. These include:

- Development Plan for Community Design
- Development Plan for Circulation and Transportation
- Development Plan for Community Landscape Architecture
- Development Plan for Parks and Open Space
- Development Plan for the Civic Area
- Development Plan for Public Utilities
- Development Plans for Central, Holt and Mission
- Development Plans for other areas in the city
- Development Plans for Housing Programs

The state Planning and Zoning Law establishes the enabling legislation for the preparation and adoption of the specific Development Plans. This law provides that a Development Plan may include the following:

- Regulations limiting the location of buildings and other improvements with respect to existing or planned rights-of-way. (This would consist of a map which establishes the required setback from existing and proposed streets.)

- Regulations of the use of land and buildings, the height and bulk of buildings and the open space about buildings.

- Street and highway naming and numbering plans.

- Such other matters which will accomplish the purpose of good planning procedure and administration and ensure the execution of the General Plan.

The Development Plan thus can be utilized as a practical means of ensuring that development will conform to reasonable lot area standards in those locations where property ownership is fragmented.

Development Plans are adopted in the same manner as the General Plan. One public hearing is required before the Planning Commission, and one hearing must be held before the City Council. Notices of time and place for both are required 10 days prior to the hearing. The Planning Commission may approve the plan by resolution and transmit their recommendations to the Council. The Council adopts the plan by either resolution or ordinance.

The city may establish administrative rules and procedures for the application and enforcement of Development Plans and regulations (zoning) and may assign such administrative functions, powers and duties to the city Planning Division.

No street shall be improved and no sewers or connections of other improvements shall be laid in any street or any area for which a specific development plan has been adopted until the plans have been submitted to the Planning Commission for review as to conformity of the proposals with the adopted specific plan.

The review by the Planning Commission of plans prepared by the developer falls under the Precise Plan of Design section of the Montclair Municipal Code. The Precise Plan of Design should not be confused with specific development plans as discussed above.

Development Program for Capital Improvements

One of the most important tools for implementing the General Plan is a program for capital improvements.

California State Planning Act assigns to the Planning Commission the responsibility of preparing, at least five months before the start of the fiscal year, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The Commission should review the recommendations of the various departments and, weighing each proposal against the General Plan, submit a list of project priorities and recommendations on methods of financing each project. The Planning Commission should not be limited by the recommendations of the departments. It should initiate suggestions for projects based upon its experiences in administering the General Plan.

It is, of course, the responsibility of the City Administrator to make the final determination as to which projects, and in what order, will be included in the fiscal budget for submission to the City Council. While recognizing that over a period of time, priorities may change, it is recommended that a system of budgeting capital improvements over a substantial period of time be initiated. The time period might be as short as five years or as long as ten years. The time period is less important than the idea of systematically planning for the implementation of needed community improvements.

Other Development Programs

Development Programs should also be prepared and adopted to implement policies related to human resources development and other aspects of community concern.

Subdivision Regulations

Chapter 3 of Title 9 of the Montclair Municipal Code contains the regulations for the subdivision of currently vacant land within the city. These regulations are set forth fulfilling the requirements of the Subdivision Map Act of the State of California which states that each city shall "adopt an ordinance regulating and controlling the design and improvement of subdivisions."

Enforcement of the subdivision regulations assures that the ultimate user will find adequate streets and access, adequate public facilities, and a sound relationship between the property and other properties. The minimum area and dimensions of property are set forth in the Zoning Ordinance.

The subdivision and zoning regulations should be designed to allow for innovative techniques in residential development as discussed in the Housing Element of the General Plan.

The subdivision regulations are most important in their application in the southern portions of the planning area where the number of large parcels of vacant land is quite significant.

Community Image

The process of recognizing problems, formulating objectives and principles, and developing plans and policies to achieve them seems slow and difficult. The most difficult phase, however, is the effectuation, detailing the plans and finding the public support and money to carry out the proposals.

The following implementation measures are recommended:

Update the Street Tree Program. The Development Plan for Street Trees should be reviewed. Private efforts and group efforts should be welcomed, encouraged and coordinated to accomplish the goals of this plan.

Pursue the Development of the Arroyo San Antonio. A city official should be authorized to pursue all possibilities with help from the general public and using special consultants as needed.

Undergrounding Utilities. This is a primary factor in the improvement of community appearance. It needs continuous planning negotiation and coordination. The recommended priority areas include Central Avenue, Holt Boulevard and the Civic Center.

Current Planning Administration

Current planning administration deals with the daily review, interpretation and enforcement of all of the above-implementation plans and programs. Careful attention should, therefore, be given to this part of the implementation process.

Coordination

The communication between the city and other public agencies concerned with the development process should be continuous. The Planning Division, by keeping the land use inventory and other growth records up to date, can keep the local school board, the public utility companies, and other governmental agencies informed on the directions of growth and on the changes taking place within the community. This information should be available to the county and other interested public and private agencies. In return, these agencies should keep the city informed on the types of development that are being contemplated in their jurisdictions and how such activities will affect the city.

Coordination should include working with:

- Officials of the state on future highway projects being considered within and adjacent to the community.
- Officials of San Bernardino County for compatible development of the southern portions of the planning area, and for a coordinated approach to projects which have regional significance, such as the Arroyo San Antonio Recreation Area.
- Officials of neighboring cities and Los Angeles County to assure a compatible relationship between the land uses and continuity in the circulation systems and the appropriate location of other community facilities.
- Officials of the school districts so that future shifts in land use and population distribution can be incorporated into their future building plans. School authorities can assist the Planning Division by advising them of those new techniques for developing school plants that can be incorporated into the General Plan in order to keep it as current as possible.
- Airport authorities to assure the most compatible use of land in the areas that may be subject to airport influences.

Citizens' Committees

Citizens' committees have played an important role in the planning process within Montclair. It is recommended that citizens' committee activities be encouraged and expanded so that the General Plan and all development programs can be based on maximum involvement and true reflections of the aspirations of the citizens.

IMPLEMENTING PRIORITIES

Several specific implementation programs were identified during the development of policies for each of the General Plan Elements. The most urgently needed programs should be given first priority. It is recommended that the city place these items in order of priority and initiate the following studies, updates and programs as soon as possible:

- o Develop specific plans for those specialized areas of the community which present unique problems or unusual problems requiring detailed analysis and implementation. These areas are identified on the Land Use Map.
- o Analyze current zoning along Holt Boulevard to scrutinize the remaining commercially-zoned vacant lands and suggest alternative land uses and possible rezoning.
- o Prepare a Community Plan for Mission Boulevard based on its uniqueness and problems and suggest specific development and standards for development to be adopted by the county for land use control.
- o Coordinate Special Community Plans with the county which identify land use conflicts and propose appropriate design mitigation.
- o Establish and review priorities for grade separations at roadway and railroad crossings. Sources of funding should be explored for these improvements.
- o Develop a more limited bicycle route plan. Develop a zoning policy to require bicycle racks at public facilities as well as at commercial centers. Where a

bicycle route is proposed along a roadway, consider striping for safety purposes, where possible.

- Develop a program for improved freeway service that may include ramp additions and improvements at Monte Vista Avenue and Central Avenue.
- Establish new standards in the parking code relating to compact parking and current parking demand ratios.
- Develop standards that will require that adequate and more conveniently located parking be reserved for use by the handicapped and direct that enforcement ensure that these spaces are available for use by the handicapped only in both public and private parking areas.
- Develop design policies and standards regarding bicycle facilities.
- Prepare a special land use and design study for the Plaza area, generally within the boundaries of the I-10 freeway, Santa Fe Railroad, Monte Vista Avenue and Benson Avenue. Within this special study area, promote logical rehabilitation and redevelopment of parcels into intense commercial development and support office and residential (high density) uses. The study should identify the phasing of development.
- Prepare and adopt a comprehensive landscape design program for the streets, parks and open spaces in the community. This program shall include standards and locations for types of trees, street and park furniture, sign graphics, paving, lighting and other community design elements.
- Update and adopt the Master Street Tree Plan.
- Initiate a street tree maintenance and replacement program.

- Adopt a noise ordinance similar to that recommended by the State Department of Health which will place a limit on the level of noise produced by residential, commercial, and industrial activity that may intrude on adjacent properties.

- Continue the program of land acquisition for park and open space in areas which are not presently served or where the need for additional facilities is indicated by future population growth and higher density.

- Develop an annual review of park fees associated with new development and provide an updated fee schedule when park need is determined to ensure that the fee is equated to land acquisition and park development costs.

- Promote the interim use of land banked for future parks for uses such as agriculture (lease back), commercial recreation, etc. Use revenue generated from these investments to fund future park development and operations.

- Develop specific plans for rehabilitation and redevelopment of areas impacted with deteriorating and substandard housing.

- Revise industrial zoning ordinance to regulate and prohibit commercial uses.

- Comply with California State Planning Act by annually reviewing the list of proposed capital improvement projects at least five months prior to the start of the fiscal year.

- Schedule the multi-family area bounded by Kingsley Street, Holt Boulevard, Monte Vista and Mills Avenues in a community redevelopment project area.

APPENDIX A

ORGANIZATIONS AND PERSONS CONSULTED

SAN BERNARDINO COUNTY MUSEUM	Dr. Gerald A. Smith
MONTCLAIR LIBRARY	Ms. Harriet Foucher, Ms. Linda Humphrey
MONTCLAIR FIRE DEPARTMENT	Chief Harold Duncan
MONTCLAIR POLICE DEPARTMENT	Chief Roger Moulton
MONTCLAIR PUBLIC WORKS DEPARTMENT	Mr. Carl L. Sawtell
MONTE VISTA WATER DISTRICT	Mr. Robert Thompson
ONTARIO-MONTCLAIR SCHOOL DISTRICT	Mr. George A. Duerr
CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT	Mr. Mike D. Dirksen
CHINO BASIN MUNICIPAL WATER DISTRICT	Mr. Larry Miller
CHINO BASIN WATER CONSERVATION DISTRICT	Mr. Ernest Rowley

APPENDIX B

MONTCLAIR GENERAL PLAN DOCUMENT

ANNOTATED BIBLIOGRAPHY

1. SAN BERNARDINO COMPREHENSIVE STORM DRAIN PLAN - July, 1966.

   This plan was prepared due to inadequate flood control protection for a study area including the cities of Ontario, Upland, Montclair and Chino. Random storm drain plans were originally prepared on an immediate basis and were not sufficiently comprehensive. This plan was prepared in 1966 and attempted to coordinate flood control protection facilities for these four cities. Planning was done for major facilities only, leaving the local system planning to the local jurisdiction. The plan designates specific locations for improvements, establishes improvement priority and sets cost estimates for plan implementation.

2. HOUSING CONDITION SURVEY - July, 1976.

   A housing survey was conducted for low/moderate income areas. It provides an information base, formulates goals/objectives, identifies problem areas, and provides a resource to prepare block grant applications. Information was extracted from the 1970 census and covers:

   a. Housing values
   b. Family size/income
   c. Physical inspection of Housing Stock
   d. Vacancy rates
   e. Rentals

   Points were assigned to structures to determine condition. Priorities were established based on degree of importance and are as follows:

   a. Health and safety
   b. Structural deterioration
   c. Public nuisance
   d. Lack of public services/improvements
   e. Neglect in maintenance

   A summary analysis of all areas was included as issue statements followed by action programs and target areas. The recommended financing package explains loan objectives, qualifications, prohibitions and procedures. Code enforcement procedures are included. Goals and objectives are identified for the expenditure of block monies.

3. NOISE ELEMENT - SAN BERNARDINO COUNTY - September 10, 1974

A method for considering noise and its resolution through land use planning was established. The document is to be used as a reference for decision making. Character of noise and methods of measurement were discussed and goals, objectives and policies were listed. Implementation is by phase. These phases indicated the following specific actions to be accomplished:

a. Definition of sources sensitive land uses.

b. Definition of generalized areas subject to known sources of excessive noise.

c. Specific mitigation of interior noise.

d. Provide for administration, implement preceding program, coordinate local and regional programs, provide continual update of programs, promote land uses that are compatible with each other.

e. Support state and federal noise research/regulations.

Relationships with other General Plan Elements are identified.

Appendix describes effects of noise, noise measuring methods, measurement and justification of special studies zones, federal and state legislation regarding noise standards.

4. SCENIC ROUTES ELEMENT - SAN BERNARDINO COUNTY - September 10, 1974

This element creates an action program to help retain the qualities of existing and future roadways. It has been prepared to provide consistency with connecting routes from adjacent counties, facilitate public understanding and permit the identification of scenic corridors. Procedures are outlined to gain scenic highways eligibility including study preparation and review. Goals, objectives, policies and implementation are defined. The policies define land use treatment, signing restrictions, utility lines restrictions, grading and erosion treatment, landscaping, development design, property maintenance and historic preservation.

The Plan Implementation Program includes three hierarchical priorities. Priority I is short-range actions, II medium-range actions, and III long-range actions limited to 2 years, 5 years and 5 to 15 years, respectively.

The implementation program identifies state routes, local and county roads, and other travel routes. The appendix defines terms and defines criteria for corridor delineation.

5. SEISMIC AND PUBLIC SAFETY ELEMENT - SAN BERNARDINO COUNTY - September 10, 1974

The purpose of this element is to identify, appraise and reduce hazards to an acceptable level of risk. The policies and implementation programs will be used to make decisions and provide direction for future planning. The hazards as defined in the element include seismic, geologic, flooding, wildland fire and incidences of crime.

a. Seismic/Geologic Hazards

Building types and land uses are identified by degree of acceptable risk. Location of building types and land uses are evaluated within certain Risk Zones.

Seismic and nonseismic phenomena and areas that are most susceptible are generally defined. Goals, objectives and policies are defined.

Implementation -

Phase I - Utilize Composite Seismic Hazard Management Map

Phase II - Delineates short-, medium-, and long-range priorities

b. Flood Hazard Policy - Responsibility of the agency is discussed; general flood hazard drainages are identified. Goals, objectives and policies are defined.

Implementation -

Phase I - Utilize Wildland Fire Hazard Management Map

Phase II - Delineates short-, medium-, long-range priorities

c. Wildland Fire Hazard Policy - Reasons for potential fire hazards and severity are defined. Goals, objectives and policies are defined.

Implementation -

Phase I - Utilize Wildland Fire Hazard Management Map

Phase II - Delineates short-, medium-, long-range priorities

d. Defensible Space Policy - Defensible space is recognized as that necessary to control the incidence of crime. Goals, objectives and policies are defined.

Implementation -

Phase I - Delineates short- and medium-range priorities

e. Emergency Preparedness Program - This program identifies procedures to be followed in the event of emergency as well as agency responsibilities.

Appendix - Defines terms, identifies instructions for citizens in the event of fires, flooding, earthquakes. Indicates Seismic/Geologic Hazards Maps, Slope Stability Maps, Alquist-Priolo Special Studies Zone, Flood Hazard Map, Wildland Fire Hazard Map.

6. COMPREHENSIVE REPORT ON HOUSING AND COMMUNITY DEVELOPMENT ACT - September, 1975

Identifies a program for spending funds for low/moderate income citizen or urgent community development needs.

Goals and objectives have been developed to implement the following proposed programs:

a. Housing Conservation
b. Demolition Reserve
c. Central Avenue Study
d. Contingency
e. Park Acquisition

These goals and objectives have been worded to stress the implementation of the programs as listed above. Each goal and objective has further been defined to provide specific tasks for action. The appendix indicates impacted housing areas, proposed parks, League of California Cities Housing Policy, Summary of State Housing Finance Bill, Summary of State Housing Finance Bill, Summary of State Housing Rehabilitation Insurance, and Housing Rehabilitation (Federal Government).

7. MASTER SEWAGE PLAN - December, 1960

City characteristics are described including water supply, quality, and commercial and industrial zones. Quantities of sewage were thereby determined. Sewage characteristics were estimated for residential, commercial and industrial sewage. Treatment type for sewage is explained. Treatment plant needs were analyzed, as well as other alternatives to treatment. Restrictions to sewage disposal were outlined. The proposed development of the sewerage system is discussed in three phases. Costs of the proposed system were estimated. Financing of the proposed system is outlined.

Appendix reprints Water Quality Objectives in resolution form as well as requirements for disposal. Policy regarding use of L. A. County Sanitation District is included. Truck mains were considered. A zoning map and a proposed Trunk Sewers Map indicates flows, and a proposed Assessment District Map was included.

8. BICYCLE - PEDESTRIAN PLAN - February, 1977

Priorities were established in an attempt to obtain funding from State SB 2205. Goals and objectives were identified. A facility plan lists the priority of action item. A bikeway and Pedestrian Master Plan Map, locations of parks, traffic volumes, accidents and frequency and cross-section of typical roadways with bike lanes were included.

9. SPECIFIC PLAN 78-1 - OLIVE, FREMONT, MORENO, MONTE VISTA

A specific plan was prepared for the study block defined above to determine the relationship between land uses that have been finalized on four of those acres with the unknown land uses for the balance of the parcels.

The intent of the Specific Plan is to: 1) Provide for development that will be compatible with the surrounding regional/commercial and single-family residential land uses; 2) Provide for the development of all, or a substantial portion of the subject property into regional/commercial land uses; 3) Prohibit the conversion of existing single-family dwelling units into commercial uses; 4) To provide unity of architectural design and building materials with the surrounding area; and 5) To prohibit the development of single parcels of land as they now exist.

10. SPECIFIC PLAN 76-1 - SW & NW CORNER OF HOWARD & RAMONA

No information available.

11. SPECIFIC PLAN 76-2 - CENTRAL AVENUE AREA - BLOCK ONE

A Specific Plan was prepared for 8 lots. The intent of the plan is to 1) Provide for development that will be compatible with surrounding administrative/professional, commercial and single-family residential uses; 2) Provide for development of the subject property into commercial/professional/land use vs. medium high density residential; 3) Prohibit the conversion of existing single-family dwelling units into commercial or professional uses; 4) Provide unity and compatibility of architectural design and building materials with the surrounding area; and 5) Prohibit the development of single parcels of land as they now exist.

12. SPECIFIC PLAN 80-1 - N/S SAN BERNARDINO ST. BETWEEN BEL AIR & BENSON

A Specific Plan prepared for 6.77 acres. The purpose is to provide alternative land uses and set guidelines for unused and landlocked R-1 acreage.

13. SPECIFIC PLAN 73-3 - CAMULOS STUDY AREA

The purpose of Specific Plan 73-3 is to outline a street pattern for the Camulos study area and to give property owners maximum and equal utilization of their property. The Specific Plan analyzed several alternatives for street patterns and suggested possible solutions to future lot line issues.

14. SPECIFIC PLAN 73-4 - SE CORNER MORENO & MONTE VISTA

A zone change was initially approved to bring zoning consistency with the General Plan. The Specific Plan was subsequently prepared to ensure the proper development of the parcel in relationship to the surrounding uses. The intent of the plan is to: 1) Provide for development that will be compatible with the surrounding regional/commercial land uses vs. strip commercial land uses; 3) Prohibit the conversion of existing single-family dwelling units into commercial uses; 4) To provide unity of architectural design and building materials with the surrounding area; and 5) To prohibit the development of single parcels of land as they now exist.

15. SPECIFIC PLAN 77-1 - EAST SIDE OF RAMONA BETWEEN HOWARD & GRAND

Specific Plan 77-1 was prepared to outline the standards for incremental development of Tract 9335. The Specific Plan proposes a phasing plan that would ensure coordination of street patterns and equestrian uses to tie in with existing and proposed developments.

16. SPECIFIC PLAN 76-3 - NORTH SIDE OF ARROW, WESTERLY OF CENTRAL

The purpose of Specific Plan 76-3 is to outline and develop access for Arrow Highway study area and to give adequate development opportunities to affected property owners. The following policies were approved:

a. All landlocked lots should be considered as one parcel for development purposes,

b. As development occurs on front lots, an access 40 feet wide will be provided to rear lots,

c. CC&R's shall be developed to guarantee the preservation of the 40 foot drive.

d. Widths and turning radii shall be adequate for fire truck maneuverability.

17. HOLT BOULEVARD SPECIFIC PLAN - ANALYSIS - December, 1978.

This portion of the Specific Plan was prepared to evaluate the feasibility of residential infill development along Holt Boulevard. Included is a detailed analysis of existing land uses, and a discussion of General Plan strategies and relationships, and alternative land uses.

18. HOLT BOULEVARD SPECIFIC PLAN - CONCEPT - December, 1978.

This portion of the Specific Plan was prepared to present concepts, standards and residential prototype for the Specific Plan development policy:

a. Provide for the merger of residential and commercial uses in a compatible form within the same super block.

b. Provide the upgrading of existing commercial and residential uses within the same block.

c. Provide for a model for other super block developments.

d. Stimulate improvement of adjacent residential and commercial areas.

e. Provide a variety of housing not found within the immediate market area.

f. Provide development guidelines to ensure design continuity while providing individual developments.

g. Provide incentives that would encourage quality residential with an infill concept.

h. Provide for a variety of architectural design and building materials.

i. Provide coordinated interior traffic flow.

j. Develop a model for a new street scene along Holt Boulevard.

k. Establish the area as desirable for continued residential and improvements.

l. Develop community associations to ensure maintenance.

m. Require individual home ownership.

Design performance standards are presented for site plan development. These standards include site planning, circulation, landscape, site amenities and lighting.

19. SPECIFIC PLAN 78-2 - TOWN CENTER PLAZA

Specific Plan 78-2 establishes land use patterns and area development policy. The intent is to:

a. Provide for development compatible with the surrounding residential uses and civic center area.

b. To provide for an identifiable aesthetically unified downtown theme core for the city.

c. To provide for the merger of residential and commercial uses in a compatible form.

d. To provide for upgrading of existing uses.

e. To provide development guidelines ensuring design continuity while providing individual development.

f. To provide unity of architectural design and materials.

g. To provide coordinated interior circulation.

h. To provide within the central Town Center Plaza area mini areas of public use.

The document sets standards for landscaping, site graphics/signage, landscape amenities, circulation.

20. DEVELOPMENT PLAN FOR CIRCULATION AND TRANSPORTATION - July, 1970

This plan was prepared to provide detailed concepts, budgets and standards to implement the General Plan. Included is a discussion of General Plan hierarchy, outline criteria for plan review and a citywide street classification plan. The plan illustrates the Street Classification System. Six general categories comprise the system which includes detailed discussions, cross-sections and locations of freeways, major streets, secondary streets, collector streets, industrial streets and local streets.

21. HOUSING ELEMENT - July, 1974

The Housing Element was prepared according to state law and state guidelines. Housing problems and obstacles were outlined including new housing, land availability (housing demand), future housing types (potential distribution), assuring adequate residential locations (special considerations), the existing housing stock expanding on substandard housing (statistical data), single-family areas fronting on Central Avenue (discussion of block development concepts), existing apartment areas (discussion on appearance), abandoned housing (subsequent results), the barrio area (identification); housing needs of all economic segments expanding on undersupply of higher priced/quality units (statistical data on income, housing value), overpaying by poverty-income households (statistical data of poverty-income households in Montclair and San Bernardino County). A housing policy plan was prepared illustrating need, problems, goals, and policies for issues stated above. A housing program was then prepared to translate specific policy statements into implementation actions. For each of the basic issues, an action has been formulated to implement the specific policies for that issue. Each action item has been prioritized as well as determining manpower and cost estimates necessary to implement the action. A municipal housing services statement follows which describes the nature and inter-relationship of a variety of municipal services that affect housing. A statement of Intergovernmental and Interagency Coordination was prepared. This section describes the effort by the city to coordinate its housing programs with local and regional housing authorities and plans. A statement of the relationship of the housing element to the other elements of the General Plan has been prepared. Finally, a housing element review and update process describes how new data, citizen review and housing element update continue to keep the housing program, and policy statements current.

22. HOUSING PROGRESS REPORT - date unknown

The purpose of this report is to determine adequate sites for new housing. The document summarizes land use proposals identified in the General Plan. Residents' attitudes and preferences are summarized from a survey taken in 1973. Housing needs were determined as being both community and neighborhood in magnitude. Each need was further examined as to areas of concern and corresponding attitude. Statistical information for employment projections, population growth and an inventory of vacant land have been included.

23. MONTCLAIR GENERAL PLAN - May, 1970

The 1970 General Plan describes city location, history and physical characteristics. A brief description of climate and topography/drainage is included.

Existing development characteristics were categorized for six planning districts. Each land use was separately described by physical characteristics, acreage, etc. Population characteristics were identified for both existing and future conditions. Socio-economic data was compiled according to household size and composition, age, ratio of children to household, mobility, employment patterns, education and income on a citywide basis. Regional attractors and influences were described.

The Planning Process was identified as was authority for implementation. The General Plan was interpreted according to how goals, objectives, principles and standards are utilized. Types of implementation techniques for the General Plan are stated. Planning Commission responsibilities for the General Plan are stated. The General Plan Program is broken down into a four-phase process. Community goals, objectives, and principles are stated along with a description of Citizen Participation.

Land Use Element:

Residential Uses are described utilizing the neighborhood theory. Objectives, principles and standards described housing type and possible design solutions. Residential proposals are suggested for various locations in the city.

Objectives, principles and standards are stated for commercial uses. Commercial proposals are suggested for various locations and conditions.

Objectives, principles and standards are stated for industrial uses. Industrial proposals are suggested for various locations.

Quasi-Public uses include discussions of hospitals, private schools, religious institutions.

Circulation Element:

Objectives and principles are stated for circulation systems. The primary circulation system describes specific streets and their respective classifications.

Special vehicular ways describe the use of alleys, bridges, offset intersections, truck routes, railroad grade separations, and pedestrian travel. The secondary circulation system describes use of railroads, heliports, airports, and mass transit lines.

Housing Element:

Objectives and principles are stated for housing opportunities. Building trend statistics are provided. Supply-demand relationships, substandard units, economic segments and housing availability are defined. Housing conditions are illustrated for the county and city. Statistics are provided for the city including dwelling unit type distribution, value distribution of single-family dwellings, percentage of total single-family rental units, housing availability, dwelling unit conditions and supply-demand relationships. In Part II of the Element, certain tasks are identified to continually update the program.

Public Facilities Element:

The introduction includes general objectives and principles. A parks open space and recreation section includes objectives, principles and standards for neighborhood, community and regional parks. Park and recreation proposals are listed indicating specific areas for implementation. An education section includes objectives, principles, and standards. Future educational needs are discussed. Objectives, principles and proposals are provided for public buildings, fire stations, library and police facilities. City corporation yard needs are discussed.

Public Utilities Element:

Objectives and principles are stated for electricity, natural gas, telephone, water, sewage and storm drains.

Special Studies Areas Element:

Special Studies includes the identification of policies for areas with unique or unusual problems. Included in the Central Avenue discussion. Various economic data describe the feasibility of apartment construction along Central Avenue. Development concepts include discussions on residential cluster development, commercial cluster development, patio house, side-on cul-de-sac, node concept, and linear commercial. The entire Central Avenue study area is analyzed block by block. Block development concepts follows, illustrating areas where the development concepts could apply. Holt and Mission Boulevards are indicated as areas subject to specific plan development. The civic center area includes objectives, principles and a specific development proposal. The area of influence includes objectives and principles dealing with areas of airport land use compatibility, and the barrio area.

Community Design Element:

The introduction includes discussions on setting, and image. Objectives and principles are stated. A discussion follows concerning destinations and paths, residential destinations (streets, sidewalks, planting; street lights; parking and storage; utilities; and maintenance). Commercial destinations are identified as being critical to the city's image including commercial graphics and signing; street trees, and lighting. Special design for industrial destinations has also been noted as important urban design elements. Special design for public activity destinations includes the treatment for parks and open space and Arroyo San Antonio. Special design for vehicle, pedestrian and utility paths includes treatment of freeways, highways, the parkway system, other streets, major intersections and city entrances, accents along streets and highways, pedestrian paths and crosswalks, street trees, street furniture, signs, walls and fences, parking lots and utility paths. Finally, basic architectural design guidelines are suggested for development ideas.

Implementation:

The adoption of the General Plan is explained, as well as its administration, by the Planning Commission. Development plans refer to plans which indicate specific design concepts and/or development standards and regulations. Zoning is a vehicle to implement these standards for land use cases. Other development plans as adopted will implement various other general plan elements. Capital improvement programs set timing and cost parameters. Subdivision regulations control the design and improvement of subdivisions. The community design problems are resolved by specific study and recommendation for improvement. The current planning administration interprets the daily obstacles. Coordination with other agencies is noted as important to comprehensive planning. Citizen's committees are recognized as important to the planning process.

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